



Carlos Jackson
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

February 15, 2005

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE EIGHTH ALLOCATION OF CITY OF INDUSTRY REDEVELOPMENT
HOUSING SET-ASIDE FUNDS AND ENVIRONMENTAL DOCUMENTATION (1, 2, 5)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as the responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Housing Authority has considered the attached Initial Study/Mitigated Negative Declarations (IS/MND), including any public comments, for the following developments: Central Village Apartments, prepared by the City of Los Angeles as lead agency; Metropolitan City Lights Apartments, prepared by the City of Glendale as lead agency; Seasons at Compton Apartments, prepared by the County of Los Angeles as lead agency, and the attached Initial Study/Negative Declaration (IS/ND) for Bell Gardens Apartments, prepared by the City of Bell Gardens as lead agency, and find that the mitigation measures identified in the IS/MNDs, adopted by the respective lead agencies and required as a condition of funding approval, are adequate to avoid or reduce potential environmental impacts of these projects below significant levels.
2. Find that the attached environmental documents reflect the independent judgment of the Housing Authority, and authorize the Executive Director to take any and all actions necessary to complete implementation of the above environmental review actions.

3. Approve loans to developers using City of Industry Redevelopment Housing Set-Aside Funds (Industry Funds), in a total amount of up to \$10,300,201, for the development of a maximum of nine affordable multifamily rental, senior rental, and special needs housing developments identified in Attachment A, which have been selected through the Board-approved Request for Proposals (RFP) process.
4. Authorize the Executive Director to award any remaining Industry Funds, from this or future allocations, to eligible projects in amounts up to the maximum requested, for periods up to 18 months.
5. Authorize the Executive Director to negotiate and execute standard Loan Agreements and all related documents with the recommended developers for the purposes described above, to be effective following approval as to form by County Counsel and execution by all parties.
6. Authorize the Executive Director to execute documents to subordinate the loans to permitted construction and permanent financing, to execute any necessary intergovernmental, interagency, or inter-creditor agreements, and to execute and modify all related documents, as necessary, for the implementation of each development.
7. Authorize the Executive Director to incorporate a maximum of \$10,300,201 in Industry Funds into the Housing Authority's approved Fiscal Year 2004-2005 budget, to fund development of the recommended projects.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to approve the allocation of Industry Funds for nine developments that will provide affordable multifamily rental, senior rental, and special needs housing in incorporated and unincorporated areas within a 15-mile radius of the City of Industry, and to approve the environmental documentation for these developments.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The Housing Authority is recommending loans to developers in a total amount up to \$10,300,201, including \$820,000 left following full awards to the highest-scoring projects. These funds will be used to make loans to developers to help finance nine projects.

Final loan amounts will be determined following completion of negotiations with the developers and arrangements with involved lenders. Each loan will be evidenced by a promissory note and secured by a deed of trust, with terms of affordability enforced by recorded Covenants, Conditions and Restrictions. Funds for the loans, in a total amount up to \$10,300,201, will be included in the Housing Authority's 2004-2005 approved budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

Industry Funds consist of 20 percent of tax increment funds collected by the City of Industry that have been transferred to the Housing Authority to develop low- and moderate-income housing. Seven previous RFP processes have awarded a total of an estimated \$110,682,000 in Industry Funds to 134 developments, creating 4,637 units of affordable and special needs housing, and leveraging over \$674 million in external funds.

The eighth RFP process has now been completed. The original amount established for the eighth allocation was approximately \$10,300,000. A total of \$10,300,201 is being recommended for award. Industry Funds will be allocated to the nine highest scoring projects, which will create 377 Industry-assisted units and leverage a total of \$119,789,750 in external funding.

After the award of requested amounts to the highest scoring projects, a portion of the yearly allocation of Industry Funds typically remains. When these remaining funds equal less than what is being requested for any other eligible project, it is recommended they be awarded to such project in a lesser amount, for a period of up to 18 months. It is recommended that this procedure be used in both the current and in future allocations.

The current funding recommendations will provide Industry Funds to the developers through standard Loan Agreements to be executed by the Executive Director, following completion of financial arrangements and approval as to form by County Counsel. All standard Loan Agreements will incorporate affordability restrictions and provisions requiring developers to comply with all applicable federal, state, and local laws.

The standard Loan Agreements will set aside a minimum of 20 percent of rental units at rates affordable to low-income households earning less than 50 percent of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area (MSA), adjusted for family size, as established by the U.S. Department of Housing and Urban Development (HUD). For special needs housing, all units will be reserved for households with incomes below 50 percent of AMI. The standard Loan Agreements will require that the housing units be set aside for a period of 55 years.

This letter has been reviewed by County Counsel.

REQUEST FOR PROPOSALS AND SELECTION PROCESS:

The Housing Authority conducted the eighth RFP in accordance with the Allocation and Distribution Plan approved by your Board on June 2, 1998 and amended on December 5, 2000. On August 14, 2003, the Housing Authority began advertising the RFP in local newspapers and initiated informational workshops to provide applicants with technical assistance. The Housing Authority conducted an informational meeting for all potential applicants on August 19, 2004.

Proposals for affordable and special needs housing were accepted until September 27, 2004. The Housing Authority received eight proposals for affordable and senior housing and four proposals for special needs housing.

Affordable Housing Developments

In order to allow greater flexibility in awards, no specific goals were set for this category.

| TYPE | DEMAND | ALLOCATION |
|-------------|-----------------------------|-------------------------------|
| Multifamily | \$9,085,189 7 Proposals | \$3,950,201 4 Developments |
| Seniors | \$1,500,000 1 Proposal | \$1,500,000 1 Development |
| TOTAL | \$10,585,189 8 Proposals | \$5,450,201 5 Developments |

Special Needs Housing

In this category, the Board established the goal of funding at least one development in each sub-category if suitable proposals were submitted.

| TYPE | MINIMUM GOAL | DEMAND | ALLOCATION |
|----------------------------|----------------|----------------------------|-------------------------------|
| Developmental Disabilities | 1 Development | \$1,800,000 1 Proposal | \$1,800,000 1 Development |
| Domestic Violence | 1 Development | None | None |
| HIV/AIDS Housing | 1 Development | None | None |
| Emancipating Foster Youth | 1 Development | None | None |
| Mental Illness | 1 Development | \$3,050,000 3 Proposals | \$3,050,000 3 Developments |
| TOTAL | 5 Developments | \$4,850,000 4 Proposals | \$4,850,000 4 Developments |

Each recommended proposal has undergone a review by Housing Authority staff and technical consultants. In addition, in order to verify expertise and service linkages submitted by applicants, proposals for special needs housing were reviewed by a task force established by the Executive Director, comprised of persons with experience in serving the five targeted special needs populations. Following this process, the proposals were forwarded to an independent review panel comprised of industry and government experts.

The RFP included a process for applicants to appeal individual scores on procedural issues or technical errors. Applicants were notified of the results on November 4, 2004, and given ten days to appeal. The hearing of appeals and final actions by the independent review panel occurred on December 10 and 12, 2004. Three appeals were received for Special Needs projects, however no additional points were awarded. Five appeals were received for Multifamily Rental projects, and additional points were awarded to three developments.

Following further review of the only proposal received for senior housing, Bell Gardens Apartments, Housing Authority staff determined that the Request for Proposals was unclear about what qualified as "covered" parking. Following discussions with the technical consultant, it was determined that the Bell Gardens Apartments proposal included "covered" parking, which resulted in an increase in its score.

The recommended funding awards are based on the same threshold criteria adopted for the last allocation, whereby projects scoring a minimum of 70 points are eligible for funding. The recommended awards are being made in accordance with the County's current Housing and Community Development Plan (HCDP) and the planning documents of other affected jurisdictions. The Executive Director may enter into memoranda of understanding and other agreements with other jurisdictions, if necessary, for development of the proposed projects.

ENVIRONMENTAL DOCUMENTATION:

The nine proposed projects identified in Attachment A have been reviewed by the Housing Authority pursuant to the requirements of CEQA. The following projects required preparation of an IS/MND or an IS/ND, by the respective lead agencies:

| DEVELOPMENT | NO. AND TYPE OF UNITS | DEVELOPMENT TYPE |
|-------------------------------------|------------------------------|------------------|
| Central Village Apartments | 85 Multi-family | New Construction |
| Metropolitan City Lights Apartments | 65 Multi-family | New Construction |
| Seasons at Compton Apartments | 118 Developmentally Disabled | New Construction |
| Bell Gardens Apartments | 72 Senior | New Construction |

As the responsible agency, and in accordance with the requirements of the State CEQA Guidelines, the Housing Authority reviewed the IS/MNDs prepared by the respective lead agencies, and determined that the mitigation measures identified in the IS/MNDs and adopted by the lead agencies are adequate to avoid, or reduce below significant levels, potentially adverse impacts on the environment. The Housing Authority's consideration of the IS/MNDs, including mitigation measures, and the IS/NDs, and filing of a Notice of Determination for each project, will satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

The remaining five projects are exempt from the requirements of CEQA, in accordance with State CEQA Guidelines 15280 and 15301, because they either involve the construction of lower-income residential housing consisting of not more than 100 units in an urbanized area (15280); or because they involve negligible or no expansion of use beyond what currently exists and do not have the potential for causing a significant effect on the environment (15301):

| DEVELOPMENT | NO. AND TYPE OF UNITS | DEVELOPMENT TYPE | CEQA EXEMPTION |
|-------------------------------|-----------------------|------------------|----------------|
| The Abbey Apartments | 99 Mentally Disabled | New Construction | 15280 |
| Figueroa Place Apartments | 33 Multifamily | New Construction | 15280 |
| The Lyndon Hotel | 49 Mentally Disabled | Rehabilitation | 15301 |
| Hoover Apartments | 6 Mentally Disabled | Rehabilitation | 15301 |
| Main Street Vistas Apartments | 49 Multifamily | New Construction | 15280 |

CONCLUSION:

The recommended allocation of Industry Funds, totaling \$10,300,201, will leverage over \$119,000,000 in additional external resources, over 10 times the Industry Funds recommended for allocation at this time. Qualified applicants not currently recommended for funding have been encouraged to resubmit applications for funding in subsequent RFP processes.

IMPACT ON CURRENT PROGRAM:

The actions will increase the County's supply of affordable and special needs housing.

Respectfully submitted,

CARLOS JACKSON
Executive Director

CJ:CBB

Attachments: 2

**RECOMMENDED ALLOCATIONS - EIGHTH RFP
FOR CITY OF INDUSTRY FUNDS FOR INCORPORATED AND UNINCORPORATED AREAS**

AFFORDABLE HOUSING DEVELOPMENTS

| District | Location | Development/Applicant | Type of Development | No. of Units | Set-Aside Units | Industry Funds Recommended | Local and Other Resources | Total Development Cost |
|----------|--------------|------------------------------------|---------------------|--------------|-----------------|----------------------------|---------------------------|------------------------|
| 1 | Los Angeles | Figueroa Pl./Advanced Devel. | Multifamily | 33 | 32 | \$ 625,000 | \$ 8,144,180 | \$ 8,769,180 |
| 5 | Glendale | Metro. City Lights/Advanced Devel. | Multifamily | 65 | 64 | \$ 1,544,000 | \$ 21,917,295 | \$ 23,461,295 |
| 2 | Los Angeles | Main St. Vistas/Advanced Devel. | Multifamily | 49 | 48 | \$ 961,201 | \$ 12,364,162 | \$ 13,325,363 |
| 1 | Los Angeles | Central Village/Beyond Shelter | Multifamily | 85 | 63 | \$ 820,000 | \$ 17,927,883 | \$ 18,747,883 |
| 1 | Bell Gardens | Bell Gardens Apts./SCHDC | Seniors | 72 | 71 | \$ 1,500,000 | \$ 11,369,156 | \$ 12,869,156 |

304 278 \$ 5,450,201 \$ 71,722,676 \$ 77,172,877

SPECIAL NEEDS HOUSING DEVELOPMENTS

| | | | | | | | | |
|---|----------------|----------------------------------|----------------|-----|----|--------------|---------------|---------------|
| 2 | Los Angeles | Abbey Apts./Skid Row Hsng. Trust | Mental Illness | 99 | 34 | \$ 1,800,000 | \$ 16,942,014 | \$ 18,742,014 |
| 2 | Los Angeles | Hoover Apts./SCHARP | Mental Illness | 6 | 6 | \$ 350,000 | \$ 360,000 | \$ 710,000 |
| 2 | Los Angeles | Lyndon Hotel/SRO Hsng. Corp. | Mental Illness | 49 | 17 | \$ 900,000 | \$ 4,689,026 | \$ 5,589,026 |
| 2 | Uninc. Compton | Seasons at Compton | Dev. Disabled | 118 | 42 | \$ 1,800,000 | \$ 26,076,034 | \$ 27,876,034 |

272 99 \$ 4,850,000 \$ 48,067,074 \$ 52,917,074

TOTAL OF ALL UNITS: 576

TOTAL OF ALL INDUSTRY UNITS: 377

INDUSTRY FUNDS TOTAL: \$ 10,300,201

OTHER RESOURCES TOTAL: \$ 119,789,750

ENVIRONMENTAL ACTIONS

CITY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 North Spring Street, Room 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

04 0010706

CITY CLERK'S USE

DOCUMENT FILED
City Clerk's Office

Noted by
Date JUN 30 2004

Certified by
Date JUN 30 2004

Completion of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Los Angeles, California 90060, pursuant to Public Resources Code Section 21252 (b). Pursuant to Public Resources Code Section 21188 (d), the filing of this notice constitutes a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk within 35 days in the statute of limitations being extended to 180 days.

CITY AGENCY
City of Los Angeles Housing DepartmentCOUNCIL DISTRICTS
1PROJECT TITLE
Figueroa Place Apartments

FILED
JUL 08 2004
CONNY E. MCCORMACK, CITY CLERK
J. Baker, DEPUTY

LOG REFERENCE
N/A

PROJECT LOCATION:

1328 W. Sunset Boulevard, Los Angeles, CA 90026

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Acquisition, pre-development, and new construction of 34 affordable units on a vacant property to benefit residents of the City of Los Angeles.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON
FuAREA CODE 213
TELEPHONE NUMBER 808-8924 | EXT.

PROJECT STATUS: (Check One)

| | CITY CEQA GUIDELINES | STATE CEQA GUIDELINES |
|-----------------------|----------------------------|-----------------------|
| MINISTERIAL | Art. II, Sec. 2b | Sec. 15268 |
| DECLARED EMERGENCY | Art. II, Sec. 2a (1) | Sec. 15269 (a) |
| EMERGENCY PROJECT | Art. II, Sec. 2a (2) & (3) | Sec. 15269 (b) & (c) |
| GENERAL EXEMPTION | Art. II, Sec. 1 | Sec. 15060 |
| CATEGORICAL EXEMPTION | Art. III, Sec. 1 | Sec. 15300 |

Class ____ Category ____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision. Article 18, Attorney Exemptions, Section 15280 (a) (State CEQA Guidelines)

JUSTIFICATION FOR PROJECT EXEMPTION: The proposed project will not have any direct, or indirect, adverse effects on the environment. There is no identified prehistoric, nor historic, archaeological sites within a one-half mile radius of the proposed project site.

FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

| | | |
|--------------------------|---------------------------------------|-----------------|
| NATURE <i>Alex Fu</i> | TITLE Environmental Specialist III | DATE 6/29/04 |
| RECEIPT NO. | RECEIVED BY | DATE |

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:

Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City Council. If a CEQA exemption is found appropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

ALEX FU
NAME (PRINTED)

Alex Fu
SIGNATURE

IT WAS POSTED
JUL 08 2004
JUL 09 2004
RECORDED/COUNTY CLERK

PROPOSED
NEGATIVE DECLARATION
ENVIRONMENTAL INFORMATION FORM/INITIAL STUDY NO. 2004-12
CITY OF GLENDALE

The following Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.

Project Title/Common Name: 65 unit multi-family housing development

Project Location: 1855 South Brand Boulevard, Glendale, Los Angeles County

Project Description: The applicant is requesting approval to construct a 65-unit multi-family housing development with 171 parking spaces on two levels of subterranean parking on an approximately 46,000 square foot site. The project will also include a lobby/office area, recreation room, laundry room and computer room. As part of the project, a building used for the most recent use of the site, Allied Equipment rental Facility, will be demolished.

Project Type: ☐ Private Project ☒ Public Project

Project Applicant: Metropolitan City Lights, A California Limited Partnership
5939 Monterey Road, Los Angeles, CA 90042

Findings: The Director of Planning, on May 6, 2003, after considering an Initial Study prepared by the Planning Division, found that the above referenced project would not have a significant effect on the environment and instructed that a Mitigated Negative Declaration be prepared.

Action: Adopted by the Director of Planning on May 6, 2003.

Mitigation Measures: See Attached

Attachments: Environmental Information Form/Initial Study 2004-12;
Mitigation Measures and Monitoring Program.

Contact Person: Elaine Wilkerson
Environmental and Planning Board
City of Glendale
633 E. Broadway Rm. 103
Glendale, CA 91206-4386
(818) 548-2140

Initial Study No. 2004-12

1. **Project title:** Multi-family Residential Development
2. **Lead agency name and address:** City of Glendale
633 East Broadway, Rm. 103
Glendale, CA 91206
3. **Contact person and phone number:** Roger Kiesel (818) 548-2140
4. **Project location:** 1855 South Brand Boulevard, Glendale, Los Angeles County
5. **Project sponsor's name and address:** Metropolitan City Lights
5939 Monterey Road
Los Angeles, CA 90042
6. **General plan designation:** Community/Services
7. **Zoning:** C-3 (Commercial Service Zone)
8. **Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

The applicant is requesting approval for the construction of a new 4-story multi-family residential building with two levels of subterranean parking on a 45,940 square foot lot. The main pedestrian entrance and the sole automobile access to the site will be from Gardena Avenue. A secondary pedestrian access will be located off South Brand Boulevard. The proposed 65 residential dwelling units will be 2-bedroom (16 units) and 3-bedroom (49 units) and contain an average of 900 and 1,100 square feet of living space, respectively. The subterranean parking will include 171 parking spaces, 10 of which will be in a tandem arrangement. In addition to the dwelling units, the proposed building will contain a lobby with office and one-half bath, a 2,740 square foot recreation room with kitchen and two half-baths, a mail room and a 1,210 square foot laundry room with adjacent kids playroom/computer room. All units will have their main entrances off a proposed central courtyard, which will contain several shade structures, a fountain, seating and bar-be-ques. An outdoor active play area will be located in the northwest portion of the site.

As part of the project, a building used for the most recent use of the site, Allied Equipment rental facility, will be demolished. The project requires Zoning Administrator approval for the requested Conditional Use Permit and several Variances. Approval of a Conditional Use Permit is necessary to permit first floor residential use in a commercial (C-3) district. Multi-family residential development located in commercial zones is required to be developed under standards contained in the R-1250 zone. The Variance requests include deviations from allowable height, number of stories, density, floor area ratio, lot coverage, additional open space, configuration and size of parking spaces and various yard setbacks required in the R-1250 zone. Design Review Board approval for the design and neighborhood compatibility of the project will also be required. The project will be partially funded by Redevelopment set-aside and/or Federal HOME funds, tax credit program and other public agency funding sources.

9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

The project site is located on the west side of South Brand Boulevard between San Fernando Road and Gardena Avenue. Surrounding the project site, land is zoned C3 (Commercial Service) and M2 (Light Industrial) to the north, C3 to the east, C3 and M2 to the south and M2 to the west. Uses currently located nearby include an adult day care and meeting hall, both of which are one-story, to the north, Brand Boulevard and one- and two-story industrial and residential uses to the east, vacant land (Glendale Bee Line facility to be constructed) to the south and a public alley and parking lot to the west.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

None

11. **Environmental Factors Potentially Affected:**


The resource areas checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

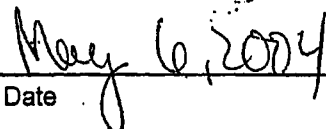
| | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Services Systems | <input type="checkbox"/> Mandatory Findings of Significance | |


DETERMINATION: (To be completed by the Lead Agency)

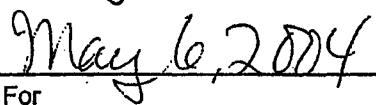
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

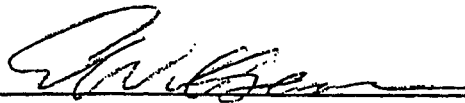

Prepared by:

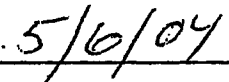

Date


Reviewed by:


For

Signature of the Director of Planning or his or her designee authorizing the release of the environmental document for public review and comment.


Director of Planning


Date

Printed name

For

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|------------------------------------|--|------------------------------------|----------------------|
| A. AESTHETICS – Would the project: | | | | |
| 1) Have a substantial adverse effect on a scenic vista? | _____ | _____ | _____ | <u> X </u> |
| 2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | _____ | _____ | _____ | <u> X </u> |
| 3) Substantially degrade the existing visual character or quality of the site and its surroundings? | _____ | _____ | _____ | <u> X </u> |
| 4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | _____ | _____ | <u> X </u> | _____ |

B. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

| | | | | |
|--|-------|-------|-------|----------------------|
| 1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources agency, to non-agricultural use? | _____ | _____ | _____ | <u> X </u> |
| 2) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | _____ | _____ | _____ | <u> X </u> |
| 3) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | _____ | _____ | _____ | <u> X </u> |

C. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

| | | | | |
|---|-------|-------|----------------------|----------------------|
| 1) Conflict with or obstruct implementation of the applicable air quality plan? | _____ | _____ | _____ | <u> X </u> |
| 2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | _____ | _____ | _____ | <u> X </u> |
| 3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | _____ | _____ | <u> X </u> | _____ |
| 4) Expose sensitive receptors to substantial pollutant concentrations? | _____ | _____ | <u> X </u> | _____ |

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|------------------------------------|--|------------------------------------|--------------|
| 5) Create objectionable odors affecting a substantial number of people? | _____ | _____ | X | _____ |
| D. BIOLOGICAL RESOURCES – Would the project: | | | | |
| 1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | _____ | _____ | _____ | X |
| 2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | _____ | _____ | _____ | X |
| 3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | _____ | _____ | _____ | X |
| 4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | _____ | _____ | _____ | X |
| 5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | _____ | _____ | _____ | X |
| 6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | _____ | _____ | _____ | X |
| E. CULTURAL RESOURCE – Would the project: | | | | |
| 1) Cause a substantial adverse change in the significance of a historic resource as defined in §15064.5? | _____ | _____ | _____ | X |
| 2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | _____ | _____ | _____ | X |
| 3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | _____ | _____ | _____ | X |
| 4) Disturb any human remains, including those interred outside of formal cemeteries? | _____ | _____ | _____ | X |

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|------------------------------------|--|------------------------------------|--------------|
| F. GEOLOGY AND SOILS – Would the project: | | | | |
| 1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | | X |
| iv) Landslides? | | | | X |
| 2) Result in substantial soil erosion or the loss of topsoil? | | | | X |
| 3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| 4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | X |
| 5) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| G. HAZARDS AND HAZARDOUS MATERIALS – Would the project: | | | | |
| 1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |
| 2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| 3) Emit hazardous emission or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| 4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | X | | |

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|------------------------------------|--|------------------------------------|--------------|
| 5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | _____ | _____ | _____ | <u>X</u> |
| 6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | _____ | _____ | _____ | <u>X</u> |
| 7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | _____ | _____ | _____ | <u>X</u> |
| 8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | _____ | _____ | _____ | <u>X</u> |

H. HYDROLOGY AND WATER QUALITY – Would the project:

| | | | | |
|---|-------|-------|-------|----------|
| 1) Violate any water quality standards or waste discharge requirements? | _____ | _____ | _____ | <u>X</u> |
| 2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | _____ | _____ | _____ | <u>X</u> |
| 3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | _____ | _____ | _____ | <u>X</u> |
| 4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | _____ | _____ | _____ | <u>X</u> |
| 5) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | _____ | _____ | _____ | <u>X</u> |
| 6) Otherwise substantially degrade water quality? | _____ | _____ | _____ | <u>X</u> |
| 7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? | _____ | _____ | _____ | <u>X</u> |

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|------------------------------------|--|------------------------------------|--------------------|
| 8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | _____ | _____ | _____ | <u> X </u> |
| 9) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | _____ | _____ | _____ | <u> X </u> |
| 10) Inundation by seiche, tsunami, or mudflow? | _____ | _____ | _____ | <u> X </u> |
| I. LAND USE AND PLANNING – Would the project: | | | | |
| 1) Physically divide an established community? | _____ | _____ | _____ | <u> X </u> |
| 2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. | _____ | _____ | <u> X </u> | _____ |
| 3) Conflict with any applicable habitat conservation plan or natural community conservation plan? | _____ | _____ | _____ | <u> X </u> |
| J. MINERAL RESOURCES – Would the project: | | | | |
| 1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | _____ | _____ | _____ | <u> X </u> |
| 2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | _____ | _____ | _____ | <u> X </u> |
| K. NOISE – Would the project result in: | | | | |
| 1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | _____ | _____ | <u> X </u> | _____ |
| 2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | _____ | _____ | _____ | <u> X </u> |
| 3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | _____ | _____ | _____ | <u> X </u> |
| 4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | _____ | _____ | <u> X </u> | _____ |

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|------------------------------------|--|------------------------------------|--------------|
| 5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | _____ | _____ | _____ | <u>X</u> |
| 6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | _____ | _____ | _____ | <u>X</u> |

L. POPULATION AND HOUSING – Would the project:

| | | | | |
|---|-------|-------|----------|----------|
| 1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | _____ | _____ | <u>X</u> | _____ |
| 2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | _____ | _____ | _____ | <u>X</u> |
| 3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | _____ | _____ | _____ | <u>X</u> |

M. PUBLIC SERVICES

| | | | | |
|---|-------|-------|----------|----------|
| 1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? | _____ | _____ | _____ | <u>X</u> |
| Police protection? | _____ | _____ | _____ | <u>X</u> |
| Schools? | _____ | _____ | <u>X</u> | _____ |
| Parks? | _____ | _____ | _____ | <u>X</u> |
| Other public facilities? | _____ | _____ | _____ | <u>X</u> |

N. RECREATION

| | | | | |
|--|-------|-------|----------|-------|
| 1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | _____ | _____ | <u>X</u> | _____ |
|--|-------|-------|----------|-------|

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|------------------------------------|--|------------------------------------|--------------|
| 2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | _____ | _____ | <u> X </u> | _____ |
| O. TRANSPORTATION/TRAFFIC – Would the project: | | | | |
| 1) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | _____ | _____ | <u> X </u> | _____ |
| 2) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | _____ | _____ | _____ | <u> X </u> |
| 3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | _____ | _____ | _____ | <u> X </u> |
| 4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | _____ | <u> X </u> | _____ | _____ |
| 5) Result in inadequate emergency access? | _____ | _____ | _____ | <u> X </u> |
| 6) Result in inadequate parking capacity? | _____ | <u> X </u> | _____ | _____ |
| 7) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | _____ | _____ | _____ | <u> X </u> |
| P. UTILITIES AND SERVICE SYSTEMS – Would the project: | | | | |
| 1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | _____ | _____ | _____ | <u> X </u> |
| 2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | _____ | _____ | _____ | <u> X </u> |
| 3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | _____ | _____ | _____ | <u> X </u> |
| 4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | _____ | _____ | _____ | <u> X </u> |

| | Potential Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|------------------------------------|--|------------------------------------|--------------|
| 5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | _____ | _____ | _____ | <u>X</u> |
| 6) Be served by the landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | _____ | _____ | _____ | <u>X</u> |
| 7) Comply with federal, state, and local statutes and regulations related to solid waste? | _____ | _____ | _____ | <u>X</u> |

Q. MANDATORY FINDINGS OF SIGNIFICANCE

| | | | | |
|--|-------|-------|----------|----------|
| 1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history of prehistory? | _____ | _____ | _____ | <u>X</u> |
| 2) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effect of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and effects of probable future projects)? | _____ | _____ | <u>X</u> | _____ |
| 3) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | _____ | _____ | _____ | <u>X</u> |

12. Evaluation of Environmental Impacts

| Section | Subsection | Evaluation of Impact |
|---------|------------|--|
| A | 1-4 | <p>The project site is located in a developed urban area. The Open Space and Conservation Element does not cite any scenic vistas located in the project vicinity. No state scenic highways are located in the City of Glendale or the project vicinity and, therefore, no impacts to these highways would occur as a result of the proposed project. There are no protected trees on or within 20 feet of the site.</p> <p>The subject site currently contains a commercial building with an equipment rental use, however much of the site is vacant. The existing building was built in 1964 and is not listed within the City of Glendale's Register of Historic Places. The project proposed will replace a 40 year old commercial building with a moderately scaled residential building, landscaping and subterranean parking. The Design Review Board will review and approve the site planning and aesthetics of the project. Therefore, it is not anticipated that the proposed project will substantially degrade the existing visual character of the site.</p> <p>The area surrounding the project site includes various low scale commercial uses. There are also two single family residences within 300 feet of the project site in a C-3 zone. Nearby buildings were constructed in various time periods with a variety of architectural styles. The proposed project would be a maximum of four (4) stories in height, and is proposed to be setback from Brand Boulevard. The project will contain significant fenestration and variations in plane and height along both Brand Boulevard and Gardena Avenue. The architectural style of the project will be modern in nature. The project will require approval from the Design Review Board (DRB), which will review the site planning, architecture, materials and landscaping to ensure the design is compatible with the surrounding built environment. The proposed project will not degrade the visual character of the surrounding area and is anticipated to serve as a catalyst for future high-quality development/redevelopment in the area. It is not anticipated to result in significant adverse impacts associated with the existing visual character of the surrounding neighborhood.</p> <p>Day and nighttime lighting for the project may increase slightly as a result of the proposed project. Proposed lighting will be typical for that found in multi-family residential areas. Because of the commercial nature of South Brand Boulevard and the neighborhood surrounding the subject site, it is not anticipated to have significant adverse impacts or create substantial light or glare problems.</p> |
| B | 1-3 | <p>The project site is currently developed with a commercial use and is surrounded by developed urban areas. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists on the project site or in the vicinity of the project. The project site is zoned C3, which is a service commercial zone where residential uses are allowed by right above the first floor and with approval of a Conditional Use Permit on the ground level. There are no established Williamson Act contracts on the project site or the surrounding area. No impacts associated with agricultural resources would occur as a result of the proposed project.</p> |
| C | 1-5 | <p>The project site is located in the South Coast Air Basin, which is a non-attainment area for certain air pollutants. Air pollutant emissions associated with the project may occur during site preparation and construction activities from the proposed 65-unit multi-family complex. Sources of emissions during the construction as well as demolition of the existing building include exhaust, dust and potential release of asbestos into the environment. Compliance with</p> |

South Coast Air Quality Management District (SCAQMD) Rule 403, *Fugitive Dust* and SCAQMD Rule 1403 *Asbestos Emission from Demolition/Renovation Activities* will reduce potential air quality impacts to less than significant levels. Objectionable odors may result from emissions from vehicles used in preparing and developing the site. These emissions are temporary in nature and are considered a less than significant impact.

The proposed project is located approximately 400 feet from existing railroad tracks, serving both commercial and transit uses. The proposed residential development may be exposed to pollutants generated by the trains traveling on the existing railroad tracks, which is common to transit-oriented projects such as this. The distance of the subject residential units from the trains and the site plan of the project, however, will reduce this impact to less than significant levels.

The threshold for multi-family residential projects, which may create a significant air quality impact is 261 units, as described in the South Coast Air Quality Management District (SCAQMD) "CEQA Air Quality Handbook." The proposed project is 65 units and, therefore, is smaller than this threshold, and will not create a significant impact.

D

1-6

The project site is currently developed with a commercial use, zoned for commercial use and located within a developed urban area. The City's Open Space and Conservation Element does not identify this site as having biological or habitat value. No evidence of biological habitats or sensitive or special status species exists on the project site. No riparian habitat or other sensitive natural communities are known to exist on the project site. No wetland exists on the project site. This site is not well suited for use as wildlife corridors or wildlife nursery site as a result of its urban location.

No protected indigenous trees as defined in Section 12.44.020 of the City of Glendale Municipal Code are located on or within twenty (20) feet of the subject site. The project would not have a significant impact on protected indigenous trees.

The proposed project would not conflict with the Open Space and Conservation Element or with any adopted habitat conservation plan or natural community conservation plan. No impacts associated with biological resources would occur as a result of the proposed project.

E

1-4

The project site is currently developed with commercial equipment rental use. The existing building was built in 1964 and slated for demolition. The surrounding neighborhood is mostly commercial uses, although two single family residences exist on the east side of South Brand Boulevard. The existing structure is not designated on the Glendale Register of Historic Resources, the California Register of Historical Resources or the National Register of Historic Places. No known archaeological or paleontological resources exist on the project site. Since the site is currently developed with a commercial use, it is unlikely that any such resources would be uncovered during preparation or construction of the proposed project. The project site is located in a developed urban area and is not known to contain human remains. No impacts associated with cultural resources are anticipated as a result of the proposed project.

F

1-5

Construction of the project will be required to meet all current building and seismic safety standards and established building codes regulating grading and building construction. Compliance with the Uniform Building Code (UBC) will reduce impacts regarding seismic ground shaking or rupture of earthquake fault to a less than significant level.

Liquefiable soils are not known to exist beneath the project site and the Safety Element does not identify the project site as being located in an area prone to

liquefaction. No impacts associated with seismic-related ground failure (including liquefaction) will occur. The project site is not located in an identified landslide risk area. The topography of the project site is generally flat, as is the surrounding area. Implementation of the proposed project will not generate a landslide hazard.

Development of the proposed project will result in exposure of on-site soils during construction. Since the project site is flat and soils would be exposed for a limited amount of time, substantial soil erosion or the loss of topsoil is not expected.

No expansive soils have been identified on the site. No septic tanks or alternative wastewater disposal systems are proposed as part of the proposed project. The project will connect to City sewer lines.

G

1-8

The project involves the development of a sixty-five multi-family residential units. It does not involve any use, routine transport, or disposal of hazardous materials. No hazardous materials will be generated at the site.

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project site is not located within an airport land use plan or within the vicinity of a private airstrip. No changes to the existing roadway network are proposed and, therefore, the project will not interfere with an emergency response plan or emergency evacuation plan. The project site is located within an urbanized area and no wildlands or naturally vegetated areas are located on, adjacent to or near the project site. No impact associated with wildland fires will occur as a result of the proposed project.

A gas station was operated on the subject site in the 1940s and 1950s. The subject site was used as an equipment rental yard from the mid 1960s until recently. Several underground storage tanks have been operated at the property since its development. In 1992, five underground storage tanks were removed from the site and replaced with three new underground storage tanks. In 2002 a Phase II test was conducted that consisted of drilling three soil borings on the property. Two borings were drilled near the existing underground storage tanks and dispensers and one soil boring was drilled near the clarifier. Soil sample analysis identified low concentrations of total petroleum hydrocarbons near the underground storage tank area. No contaminants were identified in samples collected adjacent to the clarifier. A recent Phase I Environmental Site Assessment was performed on the site which recommends removing the existing underground storage tanks and the clarifier from the property and additional soil borings and analysis so that additional information about the extent and concentrations of hydrocarbon compounds in the soil can be obtained before committing to the expense of removal. To mitigate this potentially significant impact, a mitigation measure will be added to the Initial Study requiring this.

No impacts associated with hazards or hazardous materials are anticipated as a result of the proposed project.

H

1-10

The project will be required to comply with all the National Pollution Discharge Elimination System (NPDES) requirements, including the submittal of an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.

The proposed project does not involve additions to or withdrawals of groundwater. The amount of on-site landscaping will ensure sufficient groundwater recharge.

The project site is flat and no water courses run through it. The proposed

project will not alter the existing drainage pattern.

The project site would not substantially increase, nor would it provide significant new sources of, polluted runoff.

Flood hazards due to heavy precipitation can result in inundation of developed areas due to overflow of nearby stream courses or from inadequate local storm drain facilities. The City has a developed flood control system that provides protection for its residents. The United States Department of Housing and Urban Development has not mapped any flood hazards for the City of Glendale.

The project area is not anticipated to be impacted by seiche or tsunami, nor is it located along the bottom or mouth of a canyon and, therefore, mudflow should not be an impact.

No impacts associated with hydrology and water quality are anticipated as a result of the proposed project.

I 1-3

The existing zoning designation on the project site is C-3 (Commercial Service Zone) and the general plan designation is Community/Service Commercial. The zoning designations within 300 foot radius of the subject site include both C-3 and M-2 (Light Industrial Zone). Surrounding land uses include commercial and industrial uses. The Glendale Transit Center is located within 500 feet of the subject site. Two single family homes are located on the east side of South Brand Boulevard. The project, as proposed, requires approval of a conditional use permit and several variances. Approval of a Conditional Use Permit is required to allow residential units on the first floor of a building located in a commercial zone. Variances are requested for building height, number of stories, density, floor area ratio, lot coverage, additional open space, configuration and size of parking spaces and setbacks. Should the requested Conditional Use Permit and Variance application be approved, the project will comply with the Land Use Element of the City of Glendale General Plan and would not have a significant environmental impact associated with land use and planning.

The project site is an infill parcel, which is currently developed with a commercial use. There is no habitat conservation plan or natural community conservation plan in the project area. No impacts related to habitat conservation or natural community conservation plans would occur as a result of the proposed project.

J 1-2

The City's Open Space and Conservation Element does not identify the project site as containing valuable mineral resources. Therefore, the project will not result in the loss of availability of mineral recovery resource sites. Implementation of the proposed project will not create any impacts with respect to availability of mineral resources.

K 1-6

Excessive groundborne vibration is typically associated with the use of pile drivers during construction. Earth movement associated with project construction is not expected to require pile driving. The project is not expected to generate excessive groundborne vibration or groundborne noise levels.

The project site is located approximately 400 feet from existing railroad tracks. Trains running on these tracks serve both commercial and commuter purposes. Noise generated by the trains traveling on the existing railroad tracks may negatively impact the residents living in the proposed units and is common to transit-oriented projects such as this. The design of the project is such that the common areas such as the recreation room, laundry room and office are located closest to the railroad tracks and will serve to partially buffer noise from the on-site residential units. The project design and construction techniques will reduce noise impact to less than significant levels.

Temporary noise impacts may occur as a result of on-site construction activities. Compliance with the City of Glendale Municipal Code Chapter 8.36, *Noise*, will reduce the potential noise impacts to a less than significant level.

The project site is not located within an airport land use plan or within the vicinity of a private airstrip and, therefore, would not expose future residents to excessive noise levels associated with airports.

L 1-3

Construction of the proposed 65-unit multi-family complex will require the demolition of the existing commercial building but no existing housing or people will be displaced as a result of this project. The proposed project will bring approximately 200 residents to an area, which at this time is largely commercial and industrial in nature. While this project is growth inducing, this impact is considered a less than significant impact. The proposed project is located on an infill site in an urban area. Commercial and educational uses are located nearby the subject site. Additionally, the Glendale Transit Center is located within 500 feet of the subject site, which will provide alternative modes of transportation to residents of the subject site as well as future residential projects proposed in the area. The San Fernando Road Corridor Rezoning Program, currently under development in the Glendale Planning Department in its draft form is encouraging growth of residential housing in the area near the Transit Center.

M 1

The project site is an already developed infill parcel and can be adequately served by existing public services.

The project will be required to comply with the Uniform Fire Code and to submit plans to the Glendale Fire Department at the time building permits are submitted to ensure adequate fire flow protection. The overall need for police protection services are not expected to increase as a result of the proposed project as the project site is located in an already urbanized area. The proposed project would not involve development or displacement of a park. The proposed project includes a large open courtyard and an active play area. Cerritos School park is being developed within 500 feet of the subject site. The project is not anticipated to substantially increase the demand for parks. Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential units or additions to existing units to assist in the construction of or addition to schools, which reduces the impact that this project may create on the neighborhood schools to less than significant levels.

N 1-2

The proposed 65-unit multi-family complex will be designed for low income families and, as such, is anticipated to increase the use of neighborhood parks. The site plan for the project includes a central courtyard area onto which all the proposed residential units have access. This courtyard features passive areas including picnic tables, BBQs, benches and shade structures. Additionally, there is a small outdoor play area (tot lot) proposed in the northwest corner of the site. Cerritos Avenue School and the adjacent park, currently under development, are located approximately 500 feet away from the subject site. Inclusion of a central courtyard and tot lot within the subject site and the site's location near a school/park facility will meet the increase in demand generated from this project, demand would be minimal and, therefore, is not anticipated to result in a significant impact associated with the demand of existing park facilities.

No significant impacts to recreational resources are anticipated with implementation of the proposed project.

O 1-7

The proposed project will have all vehicular access from Gardena Avenue. Gardena Avenue is classified as a local street west of Brand Boulevard to

Cerritos Avenue, as a minor arterial west of Cerritos Avenue to Central Avenue and as a local street west of Central Avenue. Cerritos Avenue is classified as a minor arterial between Gardena Avenue and Glendale Avenue. The Circulation Element assigns an "environmental capacity" of 2,500 vehicles per day to local streets. No "environmental capacity" is assigned to arterials. Gardena Avenue currently carries fewer than 1,000 vehicles per day between Brand Boulevard and Central Avenue and as a result, the addition of project traffic to Gardena Avenue will not exceed this street's "environmental capacity." Based on this information, no significant adverse traffic impact would result from this project.

The project will generate approximately 436 total trips on an average weekday, with a weekday morning peak hour of approximately 33 trips and a weekday evening peak hour of approximately 40. Generally, a traffic impact analysis is required (by both the City as well as the Metropolitan Transportation Authority per its Congestion Management Program for Los Angeles County) when 50 or more trips will be added to an intersection. Since the project would not exceed 50 trips, no traffic impact analysis is required. No significant adverse impacts would result from this project.

Vehicles entering the subject site via the proposed driveway would be controlled by a STOP sign located approximately 60 feet north of Gardena Avenue. This "stop" condition would occur at a "T" intersection inside the parking garage. However, the other two intersection approaches will be uncontrolled. This situation is confusing and may be hazardous. To mitigate this impact, this "T" intersection needs to be amended to either a one-way stop in which the eastbound approach is required to stop or as a totally uncontrolled intersection.

The proposed project will not alter any street patterns and, thus, will not adversely impact emergency access to the area.

The City of Glendale Municipal Code (GMC) requires multi-family residential structures to provide two parking spaces for each two-bedroom unit and two and one-half spaces for each three-bedroom unit. An additional one-fourth (0.25) parking space per unit is required for guest parking. Based on the requirements in the GMC, the project is required to provide 171 parking spaces. The proposed project will provide 171 parking spaces, however, 10 of these spaces will be in a tandem arrangement, which is not permitted. The applicant is requesting a variance from this requirement. Should the variance from this requirement be approved, each set of tandem spaces will need to be assigned to a single unit to prevent one tenant from blocking another tenant from being able to park in the assigned stall.

The subterranean garage will be gated. A voice response device will be located adjacent to the driveway so that guests can contact multi-family residents, who will then activate the garage gate.

The project site is not located within an airport land use plan or within the vicinity of a private air strip and, therefore, will have no impact on air traffic patterns.

No changes to the existing roadway network are proposed. No impact on emergency access is anticipated.

Water, electricity, and natural gas would be provided to the project site via existing supply lines along South Brand Boulevard and Gardena Avenue. Adequate water, electricity, and natural gas exist to serve the proposed project.

The proposed project would not create a significant increase in the generation of either wastewater or solid waste and will comply with federal, state, and local statutes and regulations related to wastewater and solid waste and, therefore, is considered to have a less than significant impact.

The proposed project is located in a developed urban area. No impacts would occur to the quality of the environment, fish or wildlife habitats, fish or wildlife populations, plant or animal communities, or to rare, threatened, or endangered plant and animal species as a result of the proposed project. No important example of major periods of California history or prehistory exists on the project site as indicated above in Section E of this Initial Study.

Development of the proposed project will not substantially increase traffic nor would it result in a substantial increase in population. Development of the proposed project is not anticipated to create direct or indirect adverse effects on humans, nor would the project result in impacts that are cumulatively considerable.

13. Discussion of Ways to Mitigate the Significant Effects Identified (Mitigation Monitoring and Reporting Program)

Soil samples from the subject site identified low concentrations of total petroleum hydrocarbons near the underground storage tanks. A Phase I Environmental Site Assessment recently completed on the site recommends removing the remaining storage tanks and clarifier on site and perform additional testing to obtain additional information about the extent and concentrations of hydrocarbon compounds in the soil.

1. The existing underground storage tanks and clarifier shall be removed from the site.

| | |
|---------------------------|---|
| Monitoring Action: | Site inspection. |
| Timing: | Prior to issuance of development permits (plan review). |
| Responsibility: | Director of Public Works. |
2. A Phase II Environmental Site Assessment shall be performed on the site. Any recommendations contained in this assessment shall be performed.

| | |
|---------------------------|---|
| Monitoring Action: | Site inspection. |
| Timing: | Prior to issuance of development permits (plan review). |
| Responsibility: | Director of Public Works. |
3. The existing "T" intersection inside the parking garage shall be modified to either a one-way stop in which the eastbound approach is required to stop or as a totally uncontrolled intersection. After the project is complete, if the Traffic and Transportation Administrator is convinced of the need to regulate inbound traffic with a STOP sign, an all-way STOP at this intersection shall be installed by the applicant.

| | |
|---------------------------|---|
| Monitoring Action: | Site inspection. |
| Timing: | Prior to occupancy of the project. |
| Responsibility: | Traffic and Transportation Administrator. |
4. Each set of tandem parking spaces, if approved with a Variance, shall be assigned to a single unit.

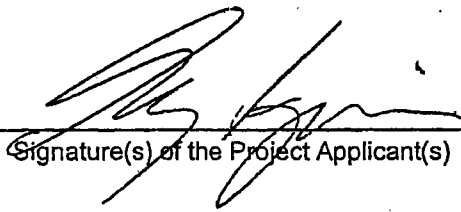
| | |
|---------------------------|---|
| Monitoring Action: | Plan review |
| Timing: | Prior to issuance of development permits (plan review). |
| Responsibility: | Director of Planning. |

14. Agreement to Proposed Mitigation Measures and Mitigation Monitoring Program

I/WE THE UNDERSIGNED PROJECT APPLICANT (S), HEREBY AGREE TO MODIFICATION OF THE PROJECT TO CONFORM WITH THE IMPACT MITIGATION MEASURES AND THE MITIGATION MONITORING PROGRAM SPECIFIED HEREIN REGARDLESS OF CHANGE OF OWNERSHIP. IF I/WE DISAGREE WITH ANY RECOMMENDED MITIGATION MEASURES OR ALL OR PART OF THE MITIGATION MONITORING PROGRAM, IN LIEU OF MY/OUR SIGNATURE HEREON, I/WE MAY REQUEST RECONSIDERATION OF THE MATTER UPON SUBMITTAL OF THE APPLICABLE FEE AND DOCUMENTATION IN SUPPORT OF MY/OUR POSITION ON SAID MITIGATION MEASURES AND/OR MITIGATION MONITORING PROGRAM. (THE ENVIRONMENTAL AND PLANNING BOARD WILL RECONSIDER THE ISSUES AND TAKE ACTION AS DEEMED APPROPRIATE.)

Dated:

10-26-04


Signature(s) of the Project Applicant(s)

Dated:

15. Earlier Analyses

None

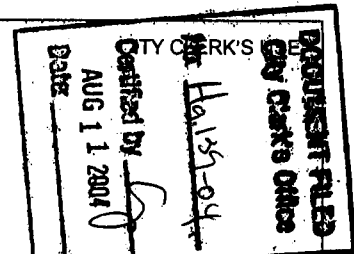
16. Project References Used to Prepare Initial Study No. 2004-12

One or more of the following references were incorporated into the Initial Study by reference, and are available for review in the Planning division Office, 633 E. Broadway, Rm. 103, Glendale, CA 91206-4386. Items used are referred to by number on the Initial Study Checklist.

1. Environmental Information Form application and materials submitted on April 26, 2004.
2. Comments received from (divisions and departments) in response to the Planning Division's Interdepartmental Communication request for comments.
3. The City of Glendale's General Plan, as amended.
4. The City of Glendale's Municipal Code, as amended.
5. "Guidelines of the City of Glendale for the Implementation of the California Environmental Quality Act of 1970, as amended". March, 1993. City of Glendale Planning Division.
6. Public Resources Code Section 21000 et seq and California Code of Regulations, Title 14 Section 15000 et seq.
7. "CEQA Air Quality Handbook." April, 1993. South Coast Air Quality Management District.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 North Spring Street, Room 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)



Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Hwy., Los Angeles, California 90650, pursuant to Public Resources Code Section 21252 (b). Pursuant to Public Resources Code Section 21188 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

| | |
|---|-------------------------------|
| LEAD CITY AGENCY City of Los Angeles Housing Department | COUNCIL DISTRICTS 9 |
|---|-------------------------------|

| | |
|---|-----------------------------|
| PROJECT TITLE Main Street Vistas | LOG REFERENCE N/A |
|---|-----------------------------|

PROJECT LOCATION:
5950-5978 S. Main Street and 111 E. 60th Street, Los Angeles, CA 9003

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Demolition of a vacant commercial building and new construction of 49 residential units for low-income families in the Los Angeles City.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

| | |
|----------------------------------|---|
| CONTACT PERSON Alex Fu | AREA CODE 213 TELEPHONE NUMBER 808-8924 EXT. |
|----------------------------------|---|

EXEMPT STATUS: (Check One)

| | CITY CEQA GUIDELINES | STATE CEQA GUIDELINES |
|--|----------------------------|-----------------------|
| <input type="checkbox"/> MINISTERIAL | Art. II, Sec. 2b | Sec. 15268 |
| <input type="checkbox"/> DECLARED EMERGENCY | Art. II, Sec. 2a (1) | Sec. 15269 (a) |
| <input type="checkbox"/> EMERGENCY PROJECT | Art. II, Sec. 2a (2) & (3) | Sec. 15269 (b) & (c) |
| <input type="checkbox"/> GENERAL EXEMPTION | Art. II, Sec. 1 | Sec. 15060 |
| <input type="checkbox"/> CATEGORICAL EXEMPTION | Art. III, Sec. 1 | Sec. 15300 |

Class ____ Category ____ (City CEQA Guidelines)

☒ **OTHER** (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision. Article 18, Statutory Exemptions, Section 15280 (a) (State CEQA Guidelines))

JUSTIFICATION FOR PROJECT EXEMPTION: **The proposed project will not have any direct, or indirect, adverse impacts on the environment. There is no identified prehistoric, nor historic, archaeological sites within a one-half mile radius of the proposed project site.**

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

| | | |
|-----------------------------|--|------------------------|
| SIGNATURE <i>Alex Fu</i> | TITLE Environmental Specialist III | DATE <i>8/11/04</i> |
| FEE: | RECEIPT NO. | RECEIVED BY |
| | | DATE |

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98)


THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:

Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

* ALEX FU
 NAME (PRINTED)

* Alex Fu
 SIGNATURE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

| | | |
|---|---|------------------------------------|
| LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT | | COUNCIL DISTRICT 9 |
| PROJECT TITLE ENV-2003-7004-MND | | CASE NO. ZA-2003-7003-CU-ZV-SPR |
| PROJECT LOCATION 2022 S. Central Avenue; Southeast Los Angeles | | |
| PROJECT DESCRIPTION <p>Zone Variance and Conditional Use Permit to allow the construction of 99 apartment units and 47,252 square-feet (sq. ft.) of retail on 1.77 acres in the R2-1, [Q]R4-1, and [Q]C2-1 zones. The 4-story, 58' high building will include 3-stories of residential above ground floor commercial. The retail portion would include 1 main retail space (37,325 sq. ft.), 12 kiosk retail spaces (712 sq. ft.), a corner retail space (2,755 sq. ft.), and 11 frontage retail spaces (6,460 sq. ft.) with hours of operation from 7:00 am to 11:00 pm The Zone Variances would serve to allow 281 parking spaces in lieu of the 311 required and the development of a residential/ commercial project over a range of zones (R2, R4, and C2). The Conditional Use Permit is being requested to allow the 58' building height in lieu of the 40' allowed and to allow the waiver of the 5' landscape setback along Central Avenue.</p> | | |
| NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY David Pourbaba 5211 West Adams Blvd. Los Angeles, CA 90016 | | |
| FINDING: The <u>City Planning Department</u> of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance. (CONTINUED ON PAGE 2) | | |
| SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED. | | |
| Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made. | | |
| THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED. | | |
| NAME OF PERSON PREPARING THIS FORM James Quinn | TITLE CITY PLANNING ASSISTANT | TELEPHONE NUMBER (213)978-1356 |
| ADDRESS 200 N. Spring Street, Room 763 Los Angeles, CA 90012 | SIGNATURE (Official) Emily Gabel Luddy, Supervisor, Environmental Unit  | DATE 01/14/04 |

I b4. Aesthetics (Graffiti)

Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a level of insignificance by the following measures:

- The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E.
- Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs.

I c1. Aesthetics (Light)

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:

- Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

III d1. Air Pollution (Stationary)

Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:

- The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.

IV h. Street Tree Removal (Non-Oaks)

Environmental impacts from project implementation may result due to the loss of significant trees. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The contractor will be required to obtain a street tree removal permit from the City of Los Angeles Bureau of Street Services, Street Tree Division prior to tree

(CONTINUED ON NEXT PAGE)

removal. Trees to be removed will be posted for 20 days prior to removal in order to allow for public comment. All trees will be replaced during the finishing phase of construction. A Street Tree Division Inspector will determine the species and the location of replacement trees that will be installed.

VI b2. Erosion/Grading/Short-Term construction Impacts

Short-term air quality and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

Air Quality

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

(CONTINUED ON NEXT PAGE)

- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

VII b5. Explosion/Release (Asbestos Containing Materials)

Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:

- Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality

(CONTINUED ON NEXT PAGE)

Management District's Rule 1403 as well as all other state and federal rules and regulations.

VIII c3. Commercial & Industrial Development (Lot size 100,000 sf)

Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of commercial development projects. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

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- Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/maintenance bays must be indoors or designed in such a way that doesn't allow storm water run-on or contact with storm water runoff.
- Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
- Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.
 - ▶ Storage of industrial wastes
 - ▶ Handling or storage of hazardous wastes
 - ▶ Metal fabrication or Pre-cast concrete fabrication
 - ▶ Welding, Cutting or Assembly
 - ▶ Painting, Coating or Finishing
- Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- Convey runoff safely from the tops of slopes and stabilize disturbed slopes.

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- Utilize natural drainage systems to the maximum extent practicable.
- Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- Stabilize permanent channel crossings.
- Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.
- Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer' specifications.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

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XI a1. Increased Noise Levels (Construction)

Environmental impacts to the adjacent residential properties may result due to construction on the site. However, these potential impacts will be mitigated to a level of insignificance by the following measures:

- When feasible, construction shall be scheduled, in consultation with the 20th Street Elementary School Principal, so that louder activities (e.g. demolition, excavation/grading occur during school vacations or holidays, or at other times when school is not in session.
- Sound barriers, such as plywood fencing, or sidewalk canopies shall be constructed along the perimeter of the construction site.

XI a13. Severe Noise Levels (Residential Only)

Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a level of insignificance by the following measures:

- All exterior windows having a line of sight Central Avenue shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XI a16. Increased Noise Levels (Covered Loading Dock)

Environmental impacts of the adjacent residential properties may result due to loading dock on the site. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The loading dock shall be fully enclosed.

XIII a. Public Services (Fire)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential

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impact will be mitigated to a level of insignificance by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIII b1. Public Services (Police General)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

XIII c1. Public Services (Schools)

Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

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XIII c2. Public Services (Schools)

Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a level of insignificance by the following measures:

- The developer and contractors must maintain ongoing contact with administrator of 20th Elementary School. The administrative offices should be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer must obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)227-4400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer should install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Haul route scheduling should be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks may be staged or idled on these streets during school hours.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

XIII e. Public Services (Street Improvements Not Required By DOT)

Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

XV a1. Increased Vehicle Trips/Congestion

An adverse impact may result from the project's traffic generation. An investigation

(CONTINUED ON NEXT PAGE)

and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to an acceptable level by the following measure:

- Implementing measure(s) detailed in said Department's communication to the Department of City Planning dated Dec. 23, 2003 and attached. Such report and mitigation measure(s) are incorporated herein by reference.

XVI f. Utilities (Solid Waste)

Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measures:

- The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2,000.
- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

XVII d. End

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval be the decision-making body except as noted on the face page of this document.


Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

20th St & Central Av
DOT Case No. CEN 03-0464

Date: December 23, 2003

To: Hadar Plafkin, City Planner
City Planning

From:  Mike Bagheri, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC IMPACT STUDY FOR THE PROPOSED MIXED-USE
DEVELOPMENT ON THE SOUTHEAST CORNER OF 20TH STREET AND
CENTRAL AVENUE**

The Department of Transportation (DOT) has reviewed the traffic study, prepared by traffic consultant Kaku Associates, dated September 2003, for a proposed mixed-use development on the southeast corner of 20th Street and Central Avenue. The study analyzed 4 intersections and determined that none of the study intersections would be significantly impacted by the project related traffic. Except as noted, the traffic study adequately evaluated the project-related traffic impacts on the surrounding community.

DISCUSSION AND FINDINGS

Project Description

The proposed project consists of constructing a 99 unit residential apartment building with 47,252 square feet (SF) of retail uses. The existing site is currently occupied by a 12 unit apartment building, 3,824 SF of retail, and a 13,502 SF swap meet. The retail portion of the project will be accessed by one driveway on Central Avenue and one driveway on 20th Street. The residential portion of the project will be accessed by one driveway on 21st Street. The project also proposes to vacate the alley between 20th Street and the project's easterly boundary. The project is expected to be complete by year 2006.

Trip Generation

The project will generate approximately 2,207 net daily trips with 79 net trips in the AM peak hour and 162 net trips in the PM peak hour.

PROJECT REQUIREMENTS**A. Construction Impacts**

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication And Street Widening Requirements

Central Avenue is classified as a Major Highway Class II which requires a 40-foot half width roadway on a 52-foot half width right-of-way.

20th Street is classified as a Local Street which requires a 20-foot half width roadway on a 30-foot half width right-of-way.

21st Street is also classified as a Local Street.

It appears that highway dedication and widening may be required for streets fronting the proposed project. The developer should check with the Bureau of Engineering's (BOE) Land Development group to determine the highway dedication, street widening and sidewalk requirements for the project.

The developer should also contact BOE's Land Development Group to initiate procedures for the vacation alley between 20th Street and the project's easterly boundary. DOT has no objection to the vacation of the alley as long as a suitable turnaround is provided.

C. Driveway Access

The review of this study does not constitute approval of the driveway access and circulation scheme. Those require separate review and approval and should be coordinated as soon as possible with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3) to avoid delays in the building permit approval process. All driveways should be Case 2 driveways and 30 feet wide for two-way operation and 16 feet wide for one way.

If you have any questions, please contact Wes Pringle of my staff at (213) 580-5206.

s:\letters\20_central_mixed.wpd

c: Jimmy Blackman, Council District No. 14
Martha Stephenson, Central District, DOT
Taimour Tanavoli, Citywide Planning Coordination Section, DOT
Land Development Group, BOE
Kaku Associates

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV – City CEQA Guidelines)

| | | |
|-----------------------------|------------------|---------|
| LEAD CITY AGENCY | COUNCIL DISTRICT | DATE |
| Department of City Planning | CD 9 | 1/12/04 |
| RESPONSIBLE AGENCIES | | |

| | |
|---------------------------|--|
| PROJECT TITLE/NO. | CASE NO. |
| ZA-2003-7003-ZV-CU | ENV-2003-7004-MND |
| PREVIOUS ACTIONS CASE NO. | <input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions. |

PROJECT DESCRIPTION:

A Zone Variance and Conditional Use Permit to allow the construction of 99 apartment units and 47,252 square feet of retail on 1.77 acres in the R2-1, [Q]R4-1, and [Q]C2-1 zones. The four-story, 58 foot high building will include three stories of residential above ground floor commercial. The retail portion would include one main retail space (37,325 sq. ft.), 12 kiosk retail spaces (712 sq. ft.), a corner retail space (2,755 sq. ft.), and 11 frontage retail spaces (6,460 sq. ft.) with hours of operation from 7:00 a.m. to 11:00 p.m. The Zone Variances would serve to allow 281 parking spaces in lieu of the 311 required and the development of a residential/commercial project over a range of zones (R2, R4, and C2). The Conditional Use Permit is being requested to allow the 58-foot building height in lieu of the 40 feet allowed and to allow the waiver of the 5-foot landscape setback along Central Avenue.

ENVIRONMENTAL SETTING:

The subject site is a flat, rectangular parcel of land currently improved with a 12-unit apartment building, 3,824 square feet of retail, and the 13,520 square foot swap meet. Surrounding land uses are as follows: North – Clothing Manufacturing in the (Q)M1-1 zone and Commercial (Auto repair, Lumber/Hardware store) in the C1-1VL zone; West – Commercial (Barber, Tire shop, Restaurant, Laundromat) in the C2-1VL zone and Multiple-family residential in the R2-1 zone; South – Commercial (Market, Barber shop, Video store, Bakery) in the C2-1VL zone; East – Multiple-family residential in the [Q]R4-1 and R2-1 zones and an Elementary School in the PF-1 zone.

PROJECT LOCATION:

2022 S. Central Ave.

| | | |
|------------------------------------|---|--|
| PLANNING DISTRICT | AREA PLANNING COMMISSION | STATUS: |
| Southeast Los Angeles | South Los Angeles | <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED date: |
| EXISTING ZONING | MAX. DENSITY ZONING | <input checked="" type="checkbox"/> DOES CONFORM TO PLAN |
| R2-1, [Q]R4-1, and [Q]C2-1 | R2-1, [Q]R4-1, and [Q]C2-1 | |
| PLANNED LAND USE & ZONE | MAX. DENSITY PLAN | <input type="checkbox"/> DOES NOT CONFORM TO PLAN |
| Mixed-use (R2-1, [Q]R4-1, [Q]C2-1) | Low Medium I Res., Limited Industrial | |
| SURROUNDING LAND USES | PROJECT DENSITY | <input type="checkbox"/> NO DISTRICT PLAN |
| See Environmental Setting above | 99 apartment units and 47,252 square feet of retail | |

DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

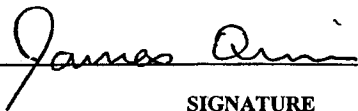
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


SIGNATURE

City Planning Assistant

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
 - 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
 - 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

BACKGROUND

PROPONENT NAME

James J. Crisp

PROPONENT ADDRESS

14549 Archwood St., #301

AGENCY REQUIRING CHECKLIST

Department of City Planning

PROPOSAL NAME (If Applicable)

PHONE NUMBER

818-997-7965

DATE SUBMITTED

10/06/03

ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|---|---------------------------------|-----------|
|-----------------------------------|---|---------------------------------|-----------|

I. AESTHETICS. Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

| | | | |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

- a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-----------------------------------|---|---------------------------------|-------------------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. BIOLOGICAL RESOURCES. Would the project:

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

V. CULTURAL RESOURCES: Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-----------------------------------|---|---------------------------------|-------------------------------------|
| b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. GEOLOGY AND SOILS. Would the project:

- a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

| | | | |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-----------------------------------|---|-------------------------------------|-------------------------------------|
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-----------------------------------|---|---------------------------------|-------------------------------------|
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Place within a 100-year flood plain structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. LAND USE AND PLANNING. Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X. MINERAL RESOURCES. Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XI. NOISE. Would the project:

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. POPULATION AND HOUSING. Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | | | | |
|-----------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Fire protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| c. Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services (including roads)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XIV. RECREATION.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. TRANSPORTATION/CIRCULATION. Would the project:

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. UTILITIES. Would the project:

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|---------------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

This environmental impact assessment utilized official City of Los Angeles and other official government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, were used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on the stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other available data and reliable reference materials known at the time.

As stated above, project specific impacts were evaluated and based on all relevant facts as indicated in the Environmental Assessment Form from the applicant's project description and supportive materials. Both the Initial Study Checklist and companion Worksheet, in conjunction with the City of Los Angeles's Adopted Thresholds Guide, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act.

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2003-7004-MND and the associated case, ZA-2003-7003-ZV-CU. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not**:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

This document was prepared in compliance with Public Resources Code section 21082.2 and CEQA Guidelines sections 15063, 15064, 15065, 15070, and 15071.

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at www.lacity.org ; **City Planning** - and **Zoning Information Mapping Automated System (ZIMAS)** www.lacity.org/PLN/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

| PREPARED BY | TITLE | TELEPHONE # | DATE |
|-------------|-------------------------|----------------|---------|
| James Quinn | City Planning Assistant | (213) 978-1356 | 1/12/04 |

FISH AND GAME FEE (AB 3158)

Based on the Initial Study prepared by the Environmental Staff, it is recommended that the project be:

- ☒ Exempt from the Fish and Game Fee*
- ☐ Not Exempt from the Fish and Game Fee

Items checked on the Initial Study Checklist (circle when appropriate):

AIR QUALITY: III a III b III c III d

BIOLOGICAL RESOURCES: IV a IV b IV c IV d IV e IV f

GEOLOGY AND SOILS: VI ai-aiv VI b VI c VI d VI e

HAZARDS AND HAZARDOUS MATERIALS: VII a VII b VII c VII d VII e VII f
VII g VII h

HYDROLOGY AND WATER QUALITY: VIII a VIII b VIII c VIII d VIII e VIII f
VIII g VIII h VIII i VIII j

MANDATORY FINDINGS: XVII a XVII b XVII c

* A Certificate of Fee Exemption will be prepared by the environmental staff

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

| | |
|--|--|
| PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) TRACT/PARCEL MAP NO. ZA NO. 2003-7003-CU-ZV-SPR | MND NO. ENV-2003-7004-MND |
| PROJECT DESCRIPTION Zone Variance and Conditional Use Permit to allow the construction of 99 apartment units and 47,252 square-feet (sq. ft.) of retail on 1.77 acres in the R2-1, [Q]R4-1, and [Q]C2-1 zones. The 4-story, 58' high building will include 3-stories of residential above ground floor commercial. The retail portion would include 1 main retail space (37,325 sq. ft.), 12 kiosk retail spaces (712 sq. ft.), a corner retail space (2,755 sq. ft.), and 11 frontage retail spaces (6,460 sq. ft.) with hours of operation from 7:00 am to 11:00 pm The Zone Variances would serve to allow 281 parking spaces in lieu of the 311 required and the development of a residential/ commercial project over a range of zones (R2, R4, and C2). The Conditional Use Permit is being requested to allow the 58' building height in lieu of the 40' allowed and to allow the waiver of the 5' landscape setback along Central Avenue. | |
| PROJECT ADDRESS 2022 S. Central Avenue; Southeast Los Angeles COUNTY OF LOS ANGELES | |
| APPLICANT NAME AND ADDRESS David Pourbaba 5211 West Adams Blvd. Los Angeles, CA 90016 | |
| FINDINGS OF EXEMPTIONS Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on <u>January 12, 2004</u> it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because: <div style="margin-left: 40px;"><input checked="" type="checkbox"/> The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned. <input type="checkbox"/> Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance. <input type="checkbox"/> The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.</div> | |
| CERTIFICATION I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code. | |
| CHIEF PLANNING OFFICIAL | SIGNATURE |
| DATE OF PREPARATION | PRINT NAME |

**CITY OF BELL GARDENS
NEGATIVE DECLARATION
(FILE #2004-064)**

TITLE

Disposition & Development Agreement for Senior Housing and Community Center Development, General Plan Amendment No. 2004-064, Zone Change No. 2004-064, Tentative Parcel Map (Map # 061597), Conditional Use Permit No. 2004-064, Variance No. 2004-064 and Site Plan Review No. 2004-064

LOCATION

6722, 6728, 6730 Clara Street, Bell Gardens, (Los Angeles County)

APPLICANT

Southern California Housing Development Corporation

PROJECT LOCATION AND DESCRIPTION

The Senior Center & Housing Project Site is located in the industrial district of the City of Bell Gardens, in the City's Redevelopment Project Area 1. The site is bounded on the north by Scout Avenue, Clara Street and industrially zoned and developed properties, on the west by Scout Avenue and industrially zoned and developed properties, on the east by the Westminster Court Senior Housing Development and the Human Services Association and on the south by industrially zoned and developed properties. The site encompasses five (5) parcels approximately 1.51 gross acres.

The proposed project involves the development of a 72-unit senior housing complex and a 5,000 square foot community center. The project site encompasses a total of 1.51 acres and is located near the eastern boundaries of the City of Bell Gardens. The Community Development Commission (CDC) owns the largest of five (5) parcels that make up the site. This site consists of 1.16 of the 1.51 total acres. The remaining four (4) parcels will be assembled by the CDC and all five (5) lots will be consolidated with a parcel map. The project also entails the construction of an access road to provide access from the Human Services Association and Westminster Court Senior Housing Development to Clara Street.

The 5,000 square foot community center will serve as a multi-purpose facility designed to accommodate a wide range of events and activities. The 72-unit senior housing complex will be located in two (2) 4-story buildings. The community center will be located on the first floor of one of the buildings. The senior housing development will consist of mostly 1-bedroom units with several 2-bedroom units. Sixty-nine (69) parking spaces will be provided on the site.

The project will be constructed and managed by the Southern California Housing Development Corporation pursuant to a ground lease between the City of Bell Gardens Community Development Commission and the Southern California Housing Corporation.

Negative Declaration
Senior Housing (File #2004-064)
Page 2

FINDINGS OF INITIAL STUDY

The following findings can be made, regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines, based on the results of this environment assessment:

1. The proposed project does not have the potential to degrade the quality of the environment.
2. The proposed project does not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
3. The proposed project is not expected to have impacts which are individually limited but cumulatively considerable when considering planned or proposed development in the immediate vicinity.
4. The proposed project is not expected to have environmental effects that will adversely affect humans, either directly or indirectly.

Persons wishing to review or obtain copies of the final Negative Declaration and Initial Study may contact the Bell Gardens City Hall, Community Development Department located at 7100 S. Garfield Avenue, Bell Gardens, CA 90201 or may call at (562) 806-7700 ext. 724.

Date: June 17, 2004


Jennifer Villaseñor, Associate Planner



City of Bell Gardens Environmental Checklist Form

1. Project title: Disposition & Development Agreement for Senior Housing and Community Center Development, General Plan Amendment No. 2004-064, Zone Change No. 2004-064, Tentative Parcel Map (Map # 061597), Conditional Use Permit No. 2004-064, Variance No. 2004-064 and Site Plan Review No. 2004-064.
2. Lead agency name and address: City of Bell Gardens Community Development
7100 S. Garfield Avenue, Bell Gardens, CA 90201
3. Contact person and phone number: Jennifer Villasenor, Associate Planner (562)806-7724
4. Project location: 6722, 6728, 6730 Clara
Bell Gardens, Los Angeles County
5. Project sponsor's name and address: Southern California Housing Development Corp.
6. General Plan Designation: Industrial
7. Zoning: M1 (Light Manufacturing & Industrial)
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The proposed project involves the development of a 72-unit senior housing complex and a 5,000 square foot community center. The project site encompasses a total of 1.51 acres and is located near the eastern boundaries of the City of Bell Gardens. The Community Development Commission (CDC) owns the largest of five (5) parcels that make up the site. This site consists of 1.16 of the 1.51 total acres. The remaining four (4) parcels will be assembled by the CDC and all five (5) lots will be consolidated with a parcel map. The project also entails the construction of an access road to provide access from the Human Services Association and Westminster Court Senior Housing Development to Clara Street.

The 5,000 square foot community center will serve as a multi-purpose facility designed to accommodate a wide range of events and activities. The 72-unit senior housing complex will be located in two (2) 4-story buildings. The community center will be located on the first floor of one of the buildings. The senior housing development will consist of mostly 1-bedroom units with several 2-bedroom units. Sixty-nine (69) parking spaces will be provided on the site.

The project will be constructed and managed by the Southern California Housing Development Corporation pursuant to a ground lease between the City of Bell Gardens Community Development Commission and the Southern California Housing Corporation.

Project implementation will include the approval of several entitlements including a Disposition and Development Agreement, Tentative Parcel Map, a Conditional Use Permit, Site Plan Review and a parking Variance. In addition, the City will initiate a Zone Change and General Plan Amendment for the entire project site.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The Senior Center & Housing Project Site is located in the industrial district of the City of Bell Gardens, in the City's Redevelopment Project Area 1. The site is bounded on the north by Scout Avenue, Clara Street and industrially zoned and developed properties, on the west by Scout Avenue and industrially zoned and developed properties, on the east by the Westminster Court Senior Housing Development and the Human Services Association and on the south by industrially zoned and developed properties. The site encompasses five (5) parcels approximately 1.51 gross acres.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been address by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Jennifer Villaseñor
Printed Name

City of Bell Gardens
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each questions. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

SUPPORTING DOCUMENTATION:

Not Applicable

ENVIRONMENTAL CHECKLIST:

| I <u>AESTHETICS</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
| <i>Would the project:</i> | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | X |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | | | X | |

Explanation & Analysis

- The project site is not located adjacent to any scenic vistas. Further analysis of this issue is not recommended.
- The project site is not located within an area designated as a historical area or within a state scenic highway. Further analysis of this issue is not recommended.
- The project includes the development of a senior housing complex and community center. The exterior design and landscaping of the site will enhance the visual quality of the commercial and industrial nature of the surrounding area. Ample landscaping will be provided throughout the site including the parking area. The landscaping will provide a buffer between the project and the street frontages as well as the industrial uses adjacent to the project site. Consideration of the architecture of the existing senior housing development and Human Services Association building was factored into the design of the proposed development. The new development will provide a smooth transition among all three buildings and maintain the character of the entire area. No further analysis of this issue is recommended.
- The proposed project will introduce a new source of light and glare to the area at a less than significant level. The source will include security lighting for the walkways, parking lot, and exterior buildings and interior lighting for the residential units and community center. However, the design of the exterior lighting avoids spillage onto adjacent properties as required in Section 86.08(6) of the Bell Gardens Zoning Code. In addition, exterior materials and colors used in the construction of the project will not produce significant levels of glare to surrounding properties. While exterior elevations have not been finalized, some of the materials will include stucco, concrete tile, and earth tone colors.

| II <u>AGRICULTURE RESOURCES</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
| <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i> | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | | X |

- a.) The City of Bell Gardens is an urbanized community and the project site is not located in an agricultural zone or developed with agricultural uses. No further analysis of this issue is recommended.
- b.) The existing zoning is M-1 (Light Industrial) and the proposed zoning is C-S (Service & Professional), therefore the proposed project will not conflict with existing agricultural zoning. No further analysis of this issue is recommended.
- c.) The project site is not located adjacent to properties zoned or developed for agricultural use. No further analysis of this issue is recommended.

| III <u>AIR QUALITY</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
| <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relief upon to make the following determinations. Would the project:</i> | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |

| | | | | |
|---|--|--|---|---|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | X | |
| e) Create objectionable odors affecting a substantial number of people? | | | | X |

- a.) The City of Bell Gardens is located in the South Coast Air Basin (SCAB) of California, a 6,600 square-mile area encompassing Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. Air quality within the SCAB has shown a gradual and steady improvement over the past decade. This improvement in the region's overall air quality may be attributed to a number of factors, including improved emissions controls on automobiles and the elimination of many stationary sources of air pollution.¹ The proposed senior housing project will not affect any regional population, housing, and employment projections prepared for the City by the Southern California Association of Governments (refer to the analysis in Section 3.3). The proposed project is not considered to be regionally significant, according to the SCAQMD. Specific criteria for determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook, that states the following:

• *Consistency Criteria 1.* Will the proposed project result in an increase in the frequency or severity of an existing air quality violation or contribute to the continuation of an existing air quality violation?

• *Consistency Criteria 2.* Will the proposed project exceed the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation?

The proposed senior housing development may generate emissions that may contribute to an existing air quality violation. However, the proposed use will not result in any net increase in development not already contemplated in regional growth projections (Consistency Criteria 1) prepared for the City. As a result, the proposed project would not be in conflict with, or result in an obstruction of, an applicable air quality plan and no adverse impacts are anticipated.

- b.) The project will generate long-term operational emissions associated with people traveling to and from the project. Mobile emissions were derived using the traffic analysis, which indicated potential trip generation rates for future conditions. The majority of the projected long-term emissions will be associated with vehicles traveling to and from the senior housing site. The emissions shown in Table 2, included in the subsequent section, indicate the total long-term emissions from the additional daily trips that will be generated by the project. As shown in Table 2, the future development will lead to daily emissions that will be below the SCAQMD's thresholds of significance. As a result, the proposed project's air quality impacts are considered to be less than significant.
- c.) For purposes of analysis, however, this Initial Study characterizes the short-term (construction) emissions and the long-term (operational) emissions associated with the potential institutional use. Short-term airborne emissions will occur during the various development phases and

¹ South Coast Air Quality Management District. *Air Quality Monitor*. 1998. The South Coast Air Quality Management District (SCAQMD) is the agency charged with the implementation of air quality regulations. The SCAQMD samples ambient air quality at scattered monitoring stations in and around the Basin.

include the following:

- Activities related to removal and improvements to the asphalt parking area will result in fugitive dust emissions (the SCAQMD indicates that, in general, 110 pounds of dust per acre may be generated on a daily basis in the absence of mitigation);
- Equipment emissions, associated with the use of construction; and,
- Delivery vehicles and workers commuting to and from the construction site will generate mobile emissions.

Long-term emissions refer to those air quality impacts that will occur once the land uses are operational and occupied, and these impacts will continue over the operational life of any future development. The long-term air quality impacts associated with potential future development include the following:

- Mobile emissions associated with vehicular traffic;
- On-site stationary emissions related to the operation of machinery and other equipment; and,
- Off-site stationary emissions associated with the generation of energy (natural gas and electrical).

Construction emissions, summarized in Table 1, will be associated with site preparation and building improvements. As indicated previously, building construction will be limited to interior improvements and rehabilitation of the building exterior. Table 1 indicates that architectural coatings may exceed the SCAQMD thresholds with respect to reactive organic gasses. ROG is a component in the formation of ozone. The use of low emission coatings will reduce the impacts to levels that are less than significant.

| Table 1 Total Future Construction Emissions (Lbs./Day) | | | | | |
|--|---------------|-----------------|-------------|------------------|-----------------|
| | ROG | NO _x | CO | PM ₁₀ | SO _x |
| Total | 294.95 | 0.32 | 8.56 | 0.12. | 0.00 |
| Thresholds | 75 | 100 | 550 | 150 | 150 |
| These emissions include those from worker trips, construction equipment emissions, architectural coatings, asphalt paving, etc. Source: URBEMIS 7G, 2004. | | | | | |

The majority of the projected long-term emissions will be associated with vehicles traveling to and from the project. The emissions shown in Table 2 indicate the total long-term emissions from the additional daily trips that will be generated by the project as well as the potential stationary emissions. The proposed project will generate long-term operational emissions associated with employees, patrons, and residents traveling to and from the project. As shown in Table 2, future development will lead to daily emissions that will not exceed the SCAQMD's thresholds of significance. As a result, the impacts are considered to be less than significant.

| Table 2 Estimated Long-Term Operational Emissions (lbs/day) | | | | |
|--|------------|-----------|------------------|-----------------|
| Source | CO | ROG | PM ₁₀ | NO _x |
| 72 Units | 29.14 | 3.40 | 2.02 | 2.55 |
| Thresholds | 550 | 55 | 150 | 100 |

| Table 2 Estimated Long-Term Operational Emissions (lbs/day) | | | | |
|--|----|-----|------------------|-----------------|
| Source | CO | ROG | PM ₁₀ | NO _x |
| Source: Blodgett/Baylosis Associates, 2004. | | | | |

As a means to reduce potential construction emissions, the following standard SCAQMD regulations must be adhered to:

- The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
- The contractor will be required to adhere to all protocols pertaining to demolition and construction activities.
- The contractor will be required to use low emission coatings and paints approved by the SCAQMD as a means to reduce ROG emissions.

Adherence to the aforementioned SCAQMD regulations will reduce the potential impacts to levels that are less than significant.

- d.) Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. Based on Table 6-3 in the SCAQMD Air Quality Handbook, the proposed project is not expected to result in emissions that exceed SCAQMD thresholds. As a result, the air quality impacts are considered to be less than significant.
- e.) The assessment of the degree of odor nuisance because individual reaction to odor is highly subjective. Threshold concentrations at which odors may be detected vary from person to person by as much as a factor of 100. However, no odors were detected during site visits undertaken during an average weekday period. Meteorological conditions, particularly wind direction and strength, have a profound effect on the degree of odor nuisance. Thus, there is a limited potential for objectionable odors to affect the surrounding area given the size and nature of the proposed use. Further analysis of this issue is not recommended.

| IV <u>BIOLOGICAL RESOURCES</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. | | | | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. | | | | X |

| | | | | |
|--|--|--|--|---|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

- a.) The project site is currently developed with residential dwelling units and is void of most vegetation. Existing vegetation includes grass, shrubs, trees and weeds, which do not serve as a habitat for sensitive plant or animal species. Further analysis of this issue is not recommended.
- b.) The project site is located in a developed industrial/ commercial area of the City of Bell Gardens. There are no known designated natural communities located on the project site. Further analysis of this issue is not recommended.
- c.) The project site does not include wetlands. Further analysis of this issue is not recommended.
- d.) The project site is located in an urbanized area and does not serve as a wildlife nursery site or migration corridor. Further analysis of this issue is not recommended.
- e.) There are no policies or ordinances in the Bell Gardens Municipal Code that specify the protection or preservation of biological resources. The proposed project will be consistent with the policies of the Conservation Element of the City's General Plan. Further analysis of this issue is not recommended.
- f.) Since the project site is located in an urbanized area, surrounded by mostly industrial/ commercial uses, and void of most vegetation, the development of the proposed project will not conflict with the provisions of any local regional or state conservation plan. Further analysis of this issue is not recommended.

| V <u>CULTURAL RESOURCES</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | | | | X |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |

| | | | | |
|--|--|--|--|---|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |
|--|--|--|--|---|

- a.) The project site is not on any federal, state or local list of historical sites. The project consists of infill development on a site that is developed with several scattered residential dwelling units. Furthermore, the site has been previously graded and is surrounded by developed land. Further analysis of this issue is not recommended.
- b.) The project site is not a known archeological resource site. A record search at the UCLA Archaeology Center showed that no prehistoric or historic sites were identified within the City. However, in the event that cultural resources are discovered during construction, a halt-work condition should be placed in the conditions of approval for the proposed project. Further analysis of this issue is not recommended.
- c.) The City of Bell Gardens is nearly built-out and no known paleontological resources or unique geologic features exist on this site. According to the Conservation Element of the City's General Plan, the Los Angeles County Museum of Natural History has indicated that the entire City of Bell Gardens has a low potential and sensitivity for paleontological resources. Further analysis of this issue is not recommended.
- d.) The City of Bell Gardens is mostly built-out and the project site is located in a developed industrial area. The site has been previously graded with no indication of disturbance of human remains. Therefore, the project will not have the potential to upset any human remains outside of a formal cemetery. Further analysis of this issue is not recommended.

| VI <u>GEOLOGY AND SOILS</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? | | | X | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | | X |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |

| VI <u>GEOLOGY AND SOILS</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risk to life or property? | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | X |

- a.) Southern California is a seismically active region with numerous active and potentially active faults. There are no known active or potentially active faults traversing the project site. Per the City's General Plan, surface rupture is not a significant hazard in the City because the nearest fault trace is six (6) miles from the City. However, in 1985, Bell Gardens was found to be in an area with high to moderate risk for liquefaction due to the observance of perched groundwater. Pumping and subsequent over-drafting have caused the water table to lower, thereby reducing the risk for liquefaction. Areas with a high potential for liquefaction have groundwater levels at 10 feet or less. As such, the groundwater level will be determined during building plan check and construction standards for liquefaction potential will be applied accordingly. Further analysis of this issue is not recommended.
- b.) The project consists of infill development on property that is currently developed with residential dwelling units. The project site is flat and has been previously graded. Therefore, the construction of the proposed project will not result in substantial soil erosion or loss of topsoil. Further analysis of this issue is not recommended.
- c.) Although the City of Bell Gardens was found to be in an area with high to moderate risk for liquefaction, liquefaction risks have been reduced through pumping and subsequent over-drafting. Additionally, areas with high potential for liquefaction have groundwater levels of 10 feet or less. Groundwater levels will be determined at the time of plan check and construction standards for liquefaction potential will be applied if necessary. No further analysis of this issue is recommended.
- d.) The proposed development will require a soils report at the time of plan check. The condition of the existing soil on site will be determined in this report and construction standards for expansive soil will be applied if found. No further analysis of this issue is recommended.
- e.) The proposed project is an infill development project with several multi- and single-family dwelling units currently existing on site. An adequate sewer system for the disposal of wastewater is available for this site. No further analysis of this issue is recommended.

| VII <u>HAZARDS AND HAZARDOUS MATERIALS</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |

| VII <u>HAZARDS AND HAZARDOUS MATERIALS</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | X | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? | | | | X |

- a.) The project is a senior housing and community center development, which by nature of the use will not require the transport, use or disposal of any hazardous materials. In addition, the project site is not immediately adjacent to any properties involving operations routinely using hazardous materials. Further analysis of this issue is not recommended.
- b.) The proposed development is a senior housing development and community center. A Phase I Environmental Assessment was conducted for the site, which revealed the potential for the presence of hazardous materials during the construction phase to be low. Also, there will be no foreseeable conditions involving the operation of this use in which hazardous materials may be released into the environment. No further analysis of this issue is recommended.
- c.) John A Ford Park Adult School is located southwest of the subject site. However, since the proposed project is not expected to transport, store or produce hazardous materials there is no potential to emit hazardous substances or waste within the vicinity of the school. No further analysis of this issue is recommended.
- d.) The project site consists of in-fill development and is currently developed with residential dwelling units. The site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Further analysis of this site is not recommended.
- e.) The project site is not within two miles of an airport. Further analysis of this issue is not recommended.
- f.) The project site is not located within the vicinity of a private airstrip. Further analysis of this issue is not recommended.
- g.) The safety element of the Bell Gardens General Plan outlines the City's plan for emergency situations. During the construction of the proposed project, trucks and construction-related equipment must be stored on-site. Therefore, trucks and construction-related equipment will not

be parked or stored on City streets impacting the City's emergency evacuation route. No further analysis of this issue is recommended.

- h.) The City of Bell Gardens is an urbanized area and does have any wild lands in the vicinity of the project area. No further analysis of this issue is recommended.

| VIII <u>HYDROLOGY AND WATER QUALITY</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|--------------|
| <i>Would the project:</i> | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | X | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | | | | X |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | | | | X |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. | | | X | |
| f) Otherwise substantially degrade water quality? | | | X | |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | | | | X |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |
| j) Inundation by seiche, tsunami, or mudflow? | | | | X |

- a.) With respect to water quality, the project site is regulated by NPDES permit and Regional Water Quality Control Board's (RWQCB) requirements supporting federal water quality standards and criteria established under the Clean Water Act (CWA). Requirements and procedures established under these regulations typically act to reduce potential water quality impacts of new developments. Because the project is required to comply with the above-referenced regulations, the proposed project's potential to violate water quality standards in the area is less than significant. Further analysis of this issue is not recommended.
- b.) The project site is currently developed with several residential dwelling units. The implementation of the senior housing and community center project would increase the demand for domestic water, however, the increase in demand from the 72 apartment units and 5,000 square foot community center will have minor impacts on the total groundwater supply. The project does not propose aspects that will result in consumption of significant volumes of groundwater nor does the project propose direct additions or withdrawals of groundwater. The proposed project does not involve the construction of massive substructures that may alter or impair the direction or rate of flow of groundwater. Further analysis of this issue is not recommended.
- c.) The proposed project is an infill development and will not significantly alter the existing drainage pattern of the area. The project will not alter the course of a river or stream. No further analysis of this issue is recommended.
- d.) The proposed project will not significantly alter the existing drainage of the site. The project will not alter the course of a river or stream. No further analysis of this site is recommended.
- e.) The project site is currently developed with single- and multi-family dwelling units. Although the development will result in an increase in the amount of impermeable surface area from buildings, walkways and parking spaces, there will be an ample amount of green space provided on the site. The landscaping will create areas where storm water will be able to percolate in to the groundwater basin. The storm water runoff will drain to the City's existing storm drainage system, which will be able to accommodate the level of storm water generated by the project. Further analysis of this issue is not recommended.
- f.) The proposed project does have the potential to cause impacts on the existing water quality. Grading and construction activity on the site could result in temporary changes to the water quality of the Rio Hondo Flood Control Channel, which is located east of the project site. In addition, landscaping maintenance and auto parking could potentially cause the release of pollutants into the channel. However, construction and operation activities would be governed by permits and plans specifically designed to protect the quality of water resources, such as the National Pollutant Discharge Elimination System (NPDES) permit which require a storm water plan for construction and industrial activities. To ensure that water quality impacts are minimized, a Water Quality Management Plan will be prepared and implemented. Best Management Practices (BMPs) will be used onsite to control pollutant runoff. Further analysis of this issue is not recommended.
- g.) The entire City of Bell Gardens is located in Flood Zone X, which is an area of minimal flooding and flood insurance is not mandatory. The project site is not located in a 100-year flood area or indicated on any other flood hazard map. Further analysis of this issue is not recommended.
- h.) The project site is not located in a 100-year flood hazard area and therefore will not impede or redirect flood flows. Further analysis of this issue is not recommended.
- i.) The project site is located in the vicinity of the Rio Hondo Flood Control Channel but the entire City of Bell Gardens is in an area indicated as an area of minimal flooding. No person or structure will be exposed to risk of loss, injury or death involving flooding. Further analysis of this issue is not recommended.
- j.) The absence of large bodies of water in the area and the distance of approximately 20 miles from the project site to the coastline, eliminate the potential hazards to people and structures in the project site from seiche and tsunamis. Furthermore, there are no known active or dormant volcanoes in the vicinity of the project site. Further analysis of this issue is not recommended.

| IX <u>LAND USE AND PLANNING</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Physically divide an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |

- a.) The proposed project is a senior housing and community center development and will not physically divide an established community. Surrounding uses include an existing senior housing development and a human services association building. The proposed use is consistent with these existing uses and therefore, further analysis of this issue is not recommended.
- b.) The proposed project includes a City-initiated zone change and General Plan amendment. The current zoning of the project site is M-1 (Light Manufacturing and Industrial). The City is changing the zone to C-S (Service and Professional). The proposed project will be consistent with the intent of the C-S zone in that the project can be located adjacent to commercial and industrial uses while serving to lessen the impact that those uses may have on residential uses in the area. The current CS zone district permits residential development densities of up to 30 units per acre. The proposed senior project will result in densities of up to 48 senior units per acre. The density standards for residential development in the C-S zone are designed to indicate potential environmental thresholds relative to traffic, population, and service demands that may result from future developments. The senior units will result in less impact overall compared to typical residential units providing justification for a higher density than what is generally permitted for typical residential units. In addition, the General Plan land use designation will be changed from Industrial to General Commercial to maintain consistency with the new zoning designation and the proposed project land use of senior housing and community center. No further analysis of this issue is recommended.
- c.) The project does not conflict with the Conservation Element of the City's General Plan. Further analysis of this issue is not recommended.

| X <u>MINERAL RESOURCES</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |

| | | | | |
|---|--------------------------------|--|------------------------------|-----------|
| X <u>MINERAL RESOURCES</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |

- a.) The project site is located in an urbanized area. No known or suspected mineral resources exist on the project site, and therefore, no significant loss of mineral resources of future value to the region or the State is anticipated. Further analysis of this issue is not recommended.
- b.) The project site does not contain any locally important mineral resources. Further analysis of this issue is not recommended.

| | | | | |
|---|--------------------------------|--|------------------------------|-----------|
| XI <u>NOISE</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
| <i>Would the project result in:</i> | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | | X |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | | | | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

- a.) The proposed project will conform to the policies and programs outlined in the Noise Element of the City's General Plan. The proposed project is not anticipated to expose people to excessive noise levels due to the residential nature of the project as a senior housing development and community center. Further analysis of this issue is not recommended.
- b.) The proposed project does not include any underground or below grade parking facilities or basement rooms that may cause ground borne vibrations. Construction activity may cause

ground vibration on the project site but will not be substantial enough to affect adjacent properties. Also, the operation of the project will not cause any ground borne vibrations. Further analysis of this issue is not recommended.

- c.) Noise impacts associated with the operation of the project would be less than significant because the project site is located in a commercial/industrial area where noise thresholds are higher. The activities at both the senior housing development and the community center will primarily take place indoors and the policies and programs outlined in the Noise Element of the City's General Plan will be implemented to reduce potential increases in noise levels associated with the construction and operation of the proposed project. Further analysis of this issue is not recommended.
- d.) Construction activities associated with the ground clearing, site preparation and on-site development may result in increases in ambient noise levels in the vicinity of the project site on an intermittent and temporary basis. Generally, noise levels of 50 to 60 CNEL are normally acceptable for residential uses, 70 CNEL for office buildings and personal business, and 75 CNEL for industrial and manufacturing uses. During the construction period, noise produced from equipment can range from 80 dBA at 50 feet from the source to as high as over 100 dBA at 50 feet. According to the Noise Element of the City's General Plan, senior housing developments are acceptable in areas of 65 CNEL and conditionally acceptable at 70 CNEL. Although, there may be a temporary increase in noise levels during construction, the project will not be in operation during that time and the surrounding uses are mostly industrial and commercial. Further analysis of this issue is not recommended.
- e.) The project site is not located within an airport land use plan or within two miles of an airport where people would be exposed to excessive noise levels from these uses. Further analysis of this issue is not recommended.
- f.) The project is not within the vicinity of a private airstrip and therefore will not expose people to excessive noise form this type of use. Further analysis of this issue is not recommended.

| XII <u>POPULATION AND HOUSING</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | X | |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | X | |

- a.) The project site is located in an urbanized area comprised primarily of commercial and industrial uses. All necessary infrastructure, such as, roads, sewer, water, electricity and natural gas already exists in the vicinity of the project site. Therefore, the project will not indirectly induce growth to the area. The project does have the potential to cause an increase in the population due to the construction of the new senior housing complex. However, it is anticipated that many of the residents of the development will already be residents of the City of Bell Gardens, thereby reducing potential impacts to less than significant levels. The proposed senior housing development will also enable the City to further meet its regional housing goals. SCAG's 2000

Regional Housing Needs Assessment estimated the seven-year future housing construction need for Bell Gardens at 426 units. SCAG has further categorized future housing need according to affordability. Of the 426 housing units needed to accommodate future need, 125 units should be allocated to very low-income households and 79 units should be allocated to low-income households. The proposed 72 senior housing units will assist the City in meeting its requirements for housing for the very low- and low-income households. Further analysis of this issue is not recommended.

- b.) Although there are thirteen (13) dwelling units existing on the property, the project is proposing to demolish the existing units and construct 72 affordable senior housing units, which will result in an increase in the City's housing stock. Additionally, the existing units are functionally obsolete and the site is in a dilapidated condition. Further analysis of this issue is not recommended.
- c.) All of the tenants currently residing on the project site are in the process of being relocated by the City, some of which will acquire housing in a new infill housing development of thirteen (13) single-family homes. The number of residents being relocated is not a substantial number requiring the construction of replacement housing. Further analysis of this project is not recommended.

| XIII PUBLIC SERVICES | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| <i>Would the project: result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?</i> | | | | |
| a) Fire protection? | | | X | |
| b) Police protection? | | | X | |
| c) Schools? | | | | X |
| d) Parks? | | | | X |
| e) Other public facilities? | | | | X |

- a.) Fire protection services to the City of Bell Gardens are provided by the Los Angeles County Fire Department. The County maintains one fire station in the City: Station No. 39 located at 7000 S. Garfield Avenue. The proposed project may result in a less than significant increase in demand for fire protection services due to the increase in population both temporary daytime populations at the community center and the permanent population of the housing development. However, because the increase in population will be less than significant, the increased demand for fire protection services can be considered less than significant. Also, site design features such as fire hydrants and a parking area turn-around as well as other security and emergency features that comply with the Fire Department's standards will be included in the project. Further analysis of this issue is not recommended.
- b.) Police protection services for the City of Bell Gardens are provided by the City's Police Department. The construction of a 72-unit senior housing complex and a 5,000 square foot community center will increase the demand for police protection services at a less than significant level. Although, plans for the project have not been finalized, preventative measures such as

on-site security lighting, and security doors and gates will be included to reduce impacts to a less than significant level. Further analysis of this issue is not recommended.

- c.) The project site is located within the Montebello Unified School District. Development of the project site would not generate additional school-age children and impact the enrollment capacity of any of the schools within the district since the residents of the project will be senior citizens. Further analysis of this issue is not recommended.
- d.) The proposed project will not result in the increase in demand on the City's parks. The proposed project includes a new 5,000 square foot community center, and ample landscaping and open space for the residents of the housing complex. The proposed development will function as a new recreational facility for the entire City. Further analysis of this issue is not recommended.
- e.) Although the proposed development may increase the number of residents in the City of Bell Gardens at a less than significant level, the increase in demand for senior services due to the senior housing development will be provided by the construction of the new community center as part of the same project. Therefore, the proposed community center will accommodate any increased demands in services that the housing development may create in addition to functioning as a new source of recreation for the entire community. Further analysis of this issue is not recommended.

| XIV <u>RECREATION</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|----------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | | | | X |

- a.) The citywide demand for parks and recreational facilities would not be affected by the implementation of the proposed project. Although the proposed project does involve the development of 72 new senior housing units, the project will include a 5,000 square foot community center with outdoor amenities such as landscaping/ garden space and a patio courtyard, which will satisfy a significant portion of the recreational needs of the senior residents. The community center will be available to all the residents of the City, including the senior housing residents. The project will not adversely affect the existing recreational opportunities in the City. The community center will, in fact, add to the recreational opportunities available to the residents of Bell Gardens. Further analysis of this issue is not recommended.
- b.) The proposed project includes the construction of a senior housing complex and community center, which will not have an adverse effect on the environment. The proposal will involve the development of an aesthetically pleasing project and the removal of an existing blighted site. The operation of the proposed community center, as a new recreational facility in the City, will not have an adverse effect on the environment. Further analysis of this issue is not recommended.

| XV <u>TRANSPORTATION/TRAFFIC</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|----------------------|
|--|---|---|---|----------------------|

| XV <u>TRANSPORTATION/TRAFFIC</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| <i>Would the project:</i> | | | | |
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Result in inadequate parking capacity? | | | X | |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | | X |

- a.) Although the development has the potential to cause an increase in traffic in the area, impacts from this increase can be considered less than significant. The project is located in the eastern part of the City just south of Florence Avenue, a street designated in the General Plan as a major highway capable of supporting any additional traffic generated by the proposed development. The proposed project is a senior housing complex and community center and is expected to generate 251 daily trips to the area. The General Plan Circulation Element provides the Average Daily Traffic Volumes (ADT) for both Clara Street and Florence Avenue and the Roadway Design Capacity for those streets. Both of these streets, in the area of the project site, are well below capacity. For Florence Avenue, east of Garfield Avenue, which is the area of Florence near the project site, the ADT is 29,700. The Roadway Design Capacity is 49,500. The Volume to Capacity Ratio is 0.60. The implementation of the proposed project with the generation of 251 daily trips will increase the Volume to Capacity ratio by 0.005. This impact can be considered less than significant. The ADT for Clara Street east of Garfield Avenue is 7,900. The Roadway Design Capacity is 12,500. The Volume to Capacity ratio is 0.63. The implementation of the proposed project with 251 daily trips will increase the volume to capacity ratio on Clara Street by 0.022. This impact can also be considered less than significant. In addition, the City has contracted with a taxi service to provide transportation services to the City's seniors. Other methods of transportation include the trolley and bus system. Lastly, the project will serve to enhance circulation in the area with the easterly extension of Clara Street. This extension will actually improve access to the Westminster Court senior housing complex and the Human Services Association.
- b.) Access to the site is from Clara Street, a residential collector street with some commercial uses,

which is being extended and improved to adequately serve the proposed use. In addition, the project site is located just one property south of Florence Avenue, a major highway in the City, capable of supporting the proposed use. Further analysis of this issue is not recommended.

- c.) The proposed project will not result in impacts to changes in air traffic patterns. Further analysis of this issue is not recommended.
- d.) This project does not include any design features that may result in hazards or incompatible uses. The project includes the construction of an access road, which will serve to connect the Westminster Court senior housing complex and Human Services Association to Clara Street. Further analysis of this issue is not recommended.
- e.) The proposed access road includes a required Fire Department turn-around area. In addition, the project will require approval by the Los Angeles County Fire Department for access prior to obtaining Building permits. Further analysis of this issue is not recommended.
- f.) The proposed project will provide 69 off-street parking spaces. The project will be built at 0.75 parking spaces per unit. Typical senior housing projects will provide between 0.5 and 1.5 parking spaces per unit. Because the City of Bell Gardens does not have guidelines for senior housing developments, the developer must obtain approval of a variance from the parking requirements for apartment dwellings.
- g.) In keeping with the goals and policies of the Circulation Element of the City's General Plan, the project will encourage and accommodate alternative transportation to and from the project site. The City has contracted a Dial-A-Taxi service to provide transportation services to seniors. The City also has a trolley system in place. Further analysis of this issue is not recommended.

| XVI UTILITIES AND SERVICE SYSTEMS | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| <i>Would the project:</i> | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | X | |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | X | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |

- a.) Since the proposed project will not produce any hazardous waste, the wastewater produced by the project will not require treatment processes in excess of the current wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. Further analysis of this issue is not recommended.
- b.) The project is not anticipated to require the construction of new water/wastewater treatment facilities and therefore, will not result in significant environmental effects due to the construction of these types of facilities. Further analysis of this issue is not recommended.
- c.) Development of the project site will not result in an increase in impacts on the City's storm water drainage system requiring the construction of new storm water drainage facilities. The project is an infill development and will utilize the City's existing sewage system. Further analysis of this issue is not recommended.
- d.) The water for the project site is provided by the Southern California Water Company. Since the City of Bell gardens is an urbanized community in which the proposed project is an infill development, it is anticipated that the existing supply and distribution of water can accommodate the level of water demand from the community center and senior housing complex. Further analysis of this issue is not recommended.
- e.) The City of Bell Gardens is an urbanized community. The proposed project is an infill development project in which the existing sewer lines could accommodate the increase in wastewater generated by the project. The project will be routed to the Public Works Department for review and comments prior to approval. The sewage will be conveyed to local pumping stations and then to the Los Angeles County Sanitation District's wastewater treatment plant.
- f.) The solid waste in the City is collected by Norcal Waste Systems, Inc. The collected solid waste is disposed at the Puente Hills Landfill at the southeast intersection of the Pomona Freeway and the San Gabriel freeway. The Puente Hills Landfill is a Type III landfill which accepts all types of nonhazardous solid waste. Norcal Waste Systems has indicated that they will be able to accommodate the additional solid waste generated from the construction and operation of the senior housing and community center development. Further analysis of this issue is not recommended.
- g.) The proposed project will comply with the solid waste regulations of the Los Angeles County Sanitation District, the State of California and the Federal Environmental Protection Agency. Further analysis of this issue is not recommended.

| XVII <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| <i>Does the project:</i> | | | | |
| a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | | X |

| XVII <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | | X | |
| c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X |

- a.) The project site is located in an urbanized area of the Los Angeles County and the City of Bell Gardens. The proposed uses of the project site are consistent with the land uses in the surrounding area. Although the project site is currently developed with residential uses, the proposed senior housing and community center development is a more suitable use for the project site. The proposed project does not have the potential to impact important biological or cultural resources.
- b.) The proposed project is consistent with the goals and policies of the City's General Plan. Most of the issues considered when evaluating the level of impacts the proposed project will have on the environment were found to have no impact. However, less than significant impacts were found in the areas of aesthetics, air quality, geology & soils, hydrology and water quality, noise, population and housing, utilities and public services, and transportation & traffic. Due to the size and nature of the proposed project the impacts in these areas cannot be considered cumulative when viewed in connection with other projects because the impacts are either temporary, designed to reduce impacts, or less than significant because the project is an infill development in an existing urbanized community.
- c.) As discussed in this initial study, development of the proposed project will have either no impacts or less than significant impacts in all areas studied. The proposed senior housing and community center project will enhance an existing blighted area and increase the City's housing stock without causing substantial adverse effects on human beings.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 North Spring Street, Room 360
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15082)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Hwy., Los Angeles, California 90009, pursuant to Public Resources Code Section 21252 (b). Pursuant to Public Resources Code Section 21166 (d), the filing of this notice starts a 36-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY
City of Los Angeles Housing Department

ORIGINAL FILED

COUNCIL DISTRICTS

PROJECT TITLE Abbey Apartments

OCT 14 2004

LOG REFERENCE
N/A

PROJECT LOCATION:

625-633 S. San Pedro Street, Los Angeles, CA 90014 **LOS ANGELES, COUNTY CLERK**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Demolition of one existing commercial building and new construction of 99 affordable units to benefit homeless and people with special needs in the Los Angeles City.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER NATHAN LEAD CITY AGENCY:

CONTACT PERSON
Alex FuAREA CODE 213
TELEPHONE NUMBER 606-8824

I EXT.

EXEMPT STATUS: (Check One)

CITY CEQA GUIDELINES

STATE CEQA GUIDELINES

☐ MINISTERIAL

Art. II, Sec. 2b

Sec. 15268

☐ DECLARED EMERGENCY

Art. II, Sec. 2a (1)

Sec. 15269 (a)

☐ EMERGENCY PROJECT

Art. II, Sec. 2a (2) & (3)

Sec. 15269 (b) & (c)

☐ GENERAL EXEMPTION

Art. II, Sec. 1

Sec. 15080

☒ CATEGORICAL EXEMPTION

Art. III, Sec. 1

Sec. 15300

Class ____ Category ____ (City CEQA Guidelines)

☒ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision. Article 18, Statutory Exemptions, Section 15280 (a) (State CEQA Guidelines)

JUSTIFICATION FOR PROJECT EXEMPTION: The proposed project will not have any direct, or indirect, adverse impacts on the environment. There is no identified prehistoric, nor historic, archaeological sites within a one-half mile radius of the proposed project site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE

Alex Fu

TITLE

Environmental Specialist III

DATE

10/7/04

FEE:

RECEIPT NO.

RECEIVED BY

DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-80) (Appendix A) (C.B. 4/88)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:

Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

* ALEX FU
NAME (PRINTED)* Alex Fu
SIGNATURE

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

City of Los Angeles Department of City Planning

COUNCIL DISTRICT

8

PROJECT TITLE

* HOOPER ST. APARTMENTS

LOG REFERENCE

ENV. 2004-6694-CE

PROJECT LOCATION

* 6808-6810 SOUTH HOOPER STREET

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

* SPECIAL NEEDS HOUSING

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

* ENTERPRISE HOME OWNERSHIP PARTNERS, INC.

CONTACT PERSON

* CASSANDRA KAWLING

AREA CODE

* 213

TELEPHONE NUMBER

* 8330053

EXT.

12

EXEMPT STATUS: (Check One)

☐ MINISTERIAL

STATE CEQA GUIDELINES

Sec. 15268

☐ DECLARED EMERGENCY

Sec. 15269

☐ EMERGENCY PROJECT

Sec. 15269 (b) & (c)

☒ CATEGORICAL EXEMPTION

Sec. 15300 et seq.

CITY CEQA GUIDELINES

Art. II, Sec. 2b

Art. II, Sec. 2a (1)

Art. II, Sec. 2a (2) & (3)

Art. III, Sec. 1

Class 1 Category 40 (City CEQA Guidelines)☐ OTHER

(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Federally funded programs for the provision of public services that result in negligible or no impact on the physical environment and that do not involve the construction of new public or private facilities..

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE

TITLE

CPA

DATE

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY

DATE

10/27/04

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03

IF FILED BY THE APPLICANT:

* CASSANDRA KAWLING
NAME (PRINTED)

*
SIGNATURE

* 10-27-04
DATE

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

| | |
|--|------------------------------|
| LEAD CITY AGENCY City of Los Angeles Department of City Planning | COUNCIL DISTRICT 9 |
|--|------------------------------|

| | |
|--|--|
| PROJECT TITLE * Lyndon Hotel | LOG REFERENCE ENV 2004-6556-CE |
|--|--|

| |
|--|
| PROJECT LOCATION * 413 E. 7th Street, Los Angeles, Ca. 90014 |
|--|

| |
|---|
| DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: * Rehabilitation of existing hotel to provide units for homeless population |
|---|

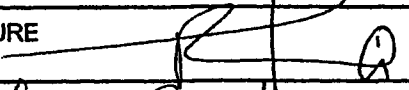
| |
|--|
| NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: * SRO Housing |
|--|

| | | | |
|--|---------------------------|---------------------------------------|-------------------|
| CONTACT PERSON * Joseph Corcoran | AREA CODE * 213 | TELEPHONE NUMBER * 229-9640 | EXT. 33 |
|--|---------------------------|---------------------------------------|-------------------|

| | | |
|--|---|--|
| EXEMPT STATUS: (Check One) | | |
| <input type="checkbox"/> MINISTERIAL <input type="checkbox"/> DECLARED EMERGENCY <input type="checkbox"/> EMERGENCY PROJECT <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION Class <u>1</u> Category <u>40</u> (City CEQA Guidelines) | STATE CEQA GUIDELINES Sec. 15268 Sec. 15269 Sec. 15269 (b) & (c) Sec. 15300 et seq. | CITY CEQA GUIDELINES Art. II, Sec. 2b Art. II, Sec. 2a (1) Art. II, Sec. 2a (2) & (3) Art. III, Sec. 1 |
| <input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision. | | |

| |
|---|
| JUSTIFICATION FOR PROJECT EXEMPTION: Federally funded programs for the provision of public services that result in negligible or no impact on the physical environment and that do not involve the construction of new public or private facilities.. |
|---|

| |
|---|
| IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT. |
|---|

| | | |
|--|----------------------------|--------------------------|
| SIGNATURE  | TITLE City Clerk | DATE 10/20/04 |
| FEE: 60.00 | RECEIPT NO. N/A | REC'D. BY ASLP |
| | | DATE 10/20/04 |

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03

IF FILED BY THE APPLICANT:

*** Paulette Franco**
NAME (PRINTED) For Joseph Corcoran

*** Paulette Franco**
SIGNATURE

*** 10-20-04**
DATE



Carlos Jackson
Executive Director

→ **COMMUNITY DEVELOPMENT COMMISSION**
of the County of Los Angeles

2 Coral Circle • Monterey Park, CA 91755
323 890 7001 • www.locdc.org • TTY: 323 838 7449



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

November 9, 2004

#00

NOV 09 2004

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Violet Varona-Lukens
VIOLET VARONA-LUKENS
EXECUTIVE OFFICER

Dear Supervisors:

**APPROVE ENVIRONMENTAL ASSESSMENT AND MITIGATED NEGATIVE
DECLARATION FOR THE COMPTON SENIORS CONSTRUCTION PROJECT (2)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the development of 118 senior apartment units in the City of Compton and unincorporated Compton.
2. Find that after the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan, and required as a condition of project approval, the development of 118 apartments units on four parcels totaling 4.22 acres at the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and East of Frailey Avenue in the City of Compton and unincorporated Compton will not have a significant effect on the environment; approve the Environmental Assessment/Mitigated Negative Declaration; find that the project will have no adverse effect on wildlife resources; and authorize the Executive Director of the Community Development



Commission, acting as agent for the County of Los Angeles, to complete and file with the County Clerk a Certificate of Exemption for the project described above.

3. Find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the County; instruct the Executive Director to file with the County Clerk a Notice of Determination, as required by CEQA; and instruct the Executive Director to take any and all actions necessary to complete the implementation of this environmental review action, for the project described above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

CEQA requires that your Board take action on environmental documents for the proposed project. As lead agency, CEQA requires that your Board consider the Environmental Assessment/Mitigated Negative Declaration and find that appropriate changes or alterations have been required in, or incorporated into the project design, which avoid or substantially lessen any potentially significant environmental effects from the project. With incorporation of the mitigation measures identified in the Environmental Assessment/Mitigated Negative Declaration, there will be no significant impact on the environment.

FISCAL IMPACT/FINANCING:

There is no fiscal impact.

FACT AND PROVISIONS/LEGAL REQUIREMENTS:

The project involves the construction of 118 units of senior housing on four parcels totaling 4.22 acres at the northwest corner of Alondra Boulevard and Frailey Avenue extending easterly to Interstate 710 and northerly to Linsley Street in the City of Compton and unincorporated Compton in Los Angeles County. The project also involves development of an outdoor pool and recreation area, a 2,500 square-foot meeting room/laundry area, and 133 parking spaces. Offsite improvements may include curb, gutter, sidewalk, walkway and other street improvements, and installation of public and private utilities, including sanitary and storm sewers.

Approval of the Environmental Assessment/Mitigated Negative Declaration will satisfy CEQA requirements and allow the Compton Seniors Construction Project to proceed.

ENVIRONMENTAL DOCUMENTATION:

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in

Honorable Board of Supervisors
November 9, 2004
Page 3

place of an Initial Study to satisfy CEQA requirements. The Environmental Assessment/Mitigated Negative Declaration was circulated for public review as required by state and local law, and the Environmental Assessment/Mitigated Negative Declaration, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

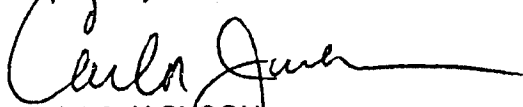
Approval of the Environmental Assessment/Mitigated Negative Declaration, including the Mitigation and Monitoring Plan, and filing a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. The project is located in an urban setting, and the Environmental Assessment/Mitigated Negative Declaration concludes there will be no adverse effect on wildlife resources.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle, Monterey Park.

IMPACT ON CURRENT PROJECT:

The Board's adoption of the Environmental Assessment/Mitigated Negative Declaration and Mitigation Monitoring Plan, and the Board's authorization to file the Notice of Determination will enable the project to proceed.

Respectfully submitted,


CARLOS JACKSON
Executive Director

Attachments: 2

**County of Los Angeles
Community Development Commission**

**NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: Compton Seniors Construction Project

PROJECT DESCRIPTION: The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24-acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. Project components include the following:

- 105 units in multiple three story, 32-foot tall buildings, and 13 units in a four-story 43-foot tall building (of the 118 units, 96 are one-bedroom, 683 square-foot units, and 22 are two-bedroom, 985-square-foot units)
- A 0.10-acre common outdoor pool recreation area and 2,500 square-foot meeting room/laundry area
- 133 parking spaces (118 covered and 15 uncovered)
- 2.58 acres (61%) of open space, comprised of 1.01 acres of paved areas (roads and uncovered parking) and 1.57 acres of landscape/hardscape
- Driveway access from Frailey Avenue, approximately 225 feet north of Alondra Boulevard with a secondary access from Linsley Street for emergency access only by County or City Fire Departments

PROJECT LOCATION: The project site is located near the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and east of Frailey Avenue, in unincorporated Los Angeles County and the City of Compton California.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes, and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;

- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit - "DP" to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map - required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit - required for any project with greater than four stories;
 - Variance - required for multi-family residential buildings greater than three stories.
2. Hazards. The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:
- ~~Soil disinfection in the sewage flow area should occur prior to site development~~ using chlorine compounds such as diluted sodium hypochlorite ("bleach") and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any exiting wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
3. Noise. Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:
- All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site;
OR
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
 - All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. ~~Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and~~
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.

FINDING OF NO SIGNIFICANT EFFECT. Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

NEPA - ENVIRONMENTAL ASSESSMENT/FINDING OF NO SIGNIFICANT IMPACT (FONSI)

Project Name: Compton Seniors Construction Project

Project Location: The project site is located near the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and east of Frailey Avenue, in unincorporated Los Angeles County and the City of Compton California.

Statement of Need: The project is consistent with the objectives of the Community Development Block Grant program. The project provides for the construction of a Senior Complex containing 118 low-income apartment units. The project would create affordable housing opportunities for the elderly residents of Los Angeles County.

Project Description: The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24-acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. Project components include the following:

- 75 units in multiple three story, 32-foot tall buildings, and 43 units in a four-story 43-foot tall building (of the 118 units, 56 are one-bedroom, 683 square-foot units, and 22 are two-bedroom, 985-square-foot units)
- A 0.10-acre common outdoor pool recreation area and 2,500 square-foot meeting room/laundry area
- 138 parking spaces (88 covered and 50 uncovered)
- 2.58 acres (61%) of open space, comprised of 1.01 acres of paved areas (roads and uncovered parking) and 1.57 acres of landscape/hardscape
- Driveway access from Frailey Avenue, approximately 225 feet north of Alondra Boulevard with a secondary access from Linsley Street for emergency access only by County or City Fire Departments

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|---|-----------------------|------------------------|---|---|------------------|-------------------------------|---|
| Land Development | | | | | | | |
| Conformance With Comprehensive Plans and Zoning | | | | | X | | A portion of the project site has a Los Angeles County General Plan Land Use Designation of Low Density Residential (1-6 units/gross acre) and is zoned R-1 single family residential (1/5,000 sq. ft.) (a). The remaining portion of the site within the City of Compton has mixed-use General Plan Land Use designation and is zoned medium residential. The Los Angeles County affordable housing density bonus provisions allow for a 50% increase in density, or a total of about 18 units for the site. Therefore, a General Plan Amendment (GPA), zone change, and Conditional Use Permit (CUP) and tentative parcel map for the County of Los Angeles and a GPA, variance and a CUP for the City of Compton would be needed to allow the project. |
| Compatibility and Urban Impact | | | | | X | | The project site is located in an urbanized area that is developed with a mix of residential and commercial uses. Single family residential uses are located to the north and east, while Alondra Boulevard to the south is developed primarily with commercial uses. The proposed senior housing project is generally compatible with the mix of uses in the area and would provide an appropriate transition between commercial uses along Alondra Boulevard and lower density residential uses to the north. As discussed under "Noise," however, the site is subject to noise levels from the adjacent Long Beach Freeway that would require mitigation (a). |
| Slope | X | | | | | | The site is flat (a). |
| Erosion | X | | | | | | The project site is flat and displays no evidence of erosion (a). |
| Soil Suitability | X | | | | | | A geotechnical investigation of the site was conducted July 2000 (b). Based on the evaluation and recommendations of the investigation, the project site is considered to be suitable for the proposed development. However, the site is potentially subject to liquefaction based on the "Official Map of Seismic Hazard Zones." Standard engineering and construction measures required in the Uniform Building Code would reduce the seismic risk to an acceptable level. |
| Hazards and Nuisances, Including Site Safety | | | | | X | | The project site generally does not appear to be a source of environmental contamination (c). However, two environmental health hazards were identified in a Phase 1 Environmental Site Assessment (ESA) dated September 17, 2003. One is a small release of wasted oil or fuel to soil. The other hazard resulted from the known overflow of raw sewage from a sewage manhole. |

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|--|-----------------------|------------------------|---|---|------------------|-------------------------------|--|
| | | | | | | | Subsequently, a Limited Subsurface Investigation was conducted. The findings of the subsurface investigation, dated April 7, 2004 (d), indicated that low concentrations of the fuel additive MTBE, Xylene, and Naphthalene are present. However, these concentrations are below the reporting limits for the chemicals; thus, the presence of these residues does not constitute an environmental health hazard. |
| | | | | | | | Sampling and testing that occurred in the area of the flow of raw sewage suggested that the hazardous cocci and bacilli microorganisms may be present (d). Therefore, soil disinfection of sewage flow area should occur prior to site development to mitigate the potential the potential hazard to human health. |
| Energy Consumption | X | | | | | | Project construction would result in a short-term increase in energy consumption due to the operation of construction equipment. Project operation would result an increase on-site energy consumption; however, the project would comply with all state and federal energy conservation requirements and would not significantly affect the availability of energy resources. |
| Noise | | | | | | | |
| Effects of Ambient Noise on Project and Contribution to Community Noise Levels | | | | | X | | <p>Project construction would generate short-term noise level increases. Local noise ordinances would apply and would ensure that construction noise remains at acceptable levels.</p> <p>The project site is adjacent to the Long Beach Freeway (I-710) and Alondra Boulevard. As such, the site is exposed to relatively high traffic noise levels. Based on a previous noise study (l), noise levels at the most affected portions of the site are within the 65-70 decibel (dBA) Ldn range. This exceeds HUD's 65 dBA Ldn threshold for residential noise exposure. Therefore, noise attenuation features would need to be incorporated into project design.</p> |
| Air Quality | | | | | | | |
| Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels | X | | | | | | <p>The project is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM₁₀). Project occupants will be exposed to potentially unhealthy ambient air because this regional condition cannot be feasibly mitigated.</p> <p>The project site is located adjacent to the Long Beach Freeway and may therefore experience elevated levels of carbon monoxide (CO). However, the 2003 Air Quality Management Plan (m) indicates that the entire South Coast</p> |

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|--|-----------------------|------------------------|---|---|------------------|-------------------------------|--|
| | | | | | | | Air Basin will be in compliance with federal CO standards by 2006. Based on this determination, it is not anticipated that site residents would be exposed to CO concentrations exceeding federal standards. Traffic associated with the affordable housing complex of 118 apartment units would generate air pollutant emissions; however, emissions are not expected to exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds (e). Existing regulations of the SCAQMD restrict the emissions of nuisance dust and fumes during construction and the project would conform to these requirements. |
| Environmental Design and Historic Values | | | | | | | |
| Visual Quality - Coherence, Diversity, Compatible Use, and Scale | X | | | | | | The project site vicinity contains a mix of single family residences and commercial uses (a). The proposed senior housing project would provide an appropriate transition between commercial uses along Alondra Boulevard and the single and multi-family residential uses to the north and west. As such, it would not create any compatibility conflicts with existing uses in the area. |
| Historic, Cultural, and Archaeological Resources | | | | | X | | There is no evidence of cultural, archaeological or historic resources at the project site (f). However, as yet undiscovered archaeological resources could be present. If any unknown archaeological resources are identified during grading, site grading activity would need to be temporarily suspended until the significance of the find can be assessed |
| Socioeconomic Conditions | | | | | | | |
| Demographic/Character Changes | | X | | | | | The affordable senior housing complex of 118 one and two-bedroom units will add to and improve the available stock of low to moderate income senior housing in the area |
| Displacement | X | | | | | | The project site is currently vacant; therefore, the project would not displace residences or businesses. |
| Employment and Income Patterns | X | | | | | | Project construction would generate short-term employment opportunities. No impact to employment or income patterns is expected in the long-term. |
| Community Facilities and Services | | | | | | | |
| Educational Facilities | X | | | | | | Since the complex would house senior citizens, it would not generate students or affect educational facilities. |
| Commercial Facilities | | X | | | | | The complex would not directly affect commercial facilities in the area. The additional residents in the area may increase the customer base for existing businesses. |

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

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|-------------------|-----------------------|------------------------|---|---|------------------|-------------------------------|---|
| Health Care | X | | | | | | The Suburban Medical Center and King/Drew Medical Center are the closest hospitals to the project. The senior housing project would generate additional demand for service, however, since site residents are expected to be comprised primarily of current area residents, the project would not significantly affect these facilities. |
| Social Services | X | | | | | | No special social services beyond those provided by the project would be required. |
| Solid Waste | | | | | X | | The project would generate solid waste but would not in itself significantly affect solid waste collection or disposal systems. Nevertheless, because of ongoing concerns about regional landfill capacity, project design should accommodate waste recycling. |
| Waste Water | X | | | | | | The project would generate increased wastewater flow from the site. Although the project is more dense than that envisioned under the County General Plan, sewer infrastructure is in place and has been sized for urban development. Any minor upgrades needed to serve the project would be made in conjunction with final project design and construction. In a letter dated September 23, 2002, the County Sanitation Districts of Los Angeles County did not indicate any problems with the sewer service to the site. (n) The applicant will pay applicable connection fees prior to the issuance of a permit to connect to the sewer system. |
| Storm Water | X | | | | | | The proposed project would add impervious surfaces on-site, thereby increasing surface water flow. However, the site is in a highly urbanized area with storm water infrastructure in place. Existing storm drain facilities are generally in good condition and adequate to meet existing needs and projected needs. (l) Any needed minor upgrades to the local storm drain system would be made in conjunction with final project design and construction. |
| Water Supply | X | | | | | | Water service is supplied by Park Water Company. Project implementation is not expected to significantly affect regional water supplies. Nevertheless, due to ongoing concern over water supply in the Southern California region, water conservation measures should be incorporated into project design. |
| Public Safety | Police | X | | | | | Police protection services in the vicinity would be provided by the Los Angeles County Compton Sheriff's station, 301 S. Willowbrook Avenue (g). The project is not expected to cause an increased demand on police services. Nevertheless, security measures should be incorporated into the project design. |
| | Fire | X | | | | | The Los Angeles County Fire Department Station 31 in Battalion 9, or the City of Downey Fire Department Station 42 in Battalion 404, would provide fire protection services. |

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|---------------------------|-----------------------|------------------------|---|---|------------------|-------------------------------|--|
| | | | | | | | including paramedic and emergency medical technician services to the project site (h,i). Overall no adverse impacts to fire protection services are anticipated from development of the project provided the structures meet fire code requirements. |
| Emergency Medical | X | | | | | | The Los Angeles County Fire Department Station 31, or the City of Downey Fire Department Station 42 in Battalion 404, would provide emergency medical services. Emergency victims will be taken to the Suburban Medical Center or the King/Drew Medical Center emergency room (h,j). |
| | | | | | | | Development of the affordable housing complex is not anticipated to significantly affect emergency medical services. |
| Open Space And Recreation | | | | | | | |
| Open Space | X | | | | | | The affordable senior housing complex would not significantly affect existing or planned open space |
| Recreation | | | X | | | | Kelly Park, East Rancho Domingues County Park, and Compton par 3 golf course are located in the project vicinity. The project would add an estimated 236 residents (assuming two people per unit), who would incrementally increase demand for recreational facilities in the area; however, no direct impact to local parks would occur. Additionally, the proposed project includes recreational facilities and open space onsite, which would partially meet the needs of site residents |
| Cultural Facilities | X | | | | | | The affordable housing complex would not affect cultural facilities |
| Transportation | X | | | | | | The project site is regionally accessible via the 710 Freeway. The closest park and nde lot is L067 at the 710 Freeway and the 105 Freeway. The project would generate an estimated 411 trips per day (i). This is less than the 500-trip threshold at which the County of Los Angeles normally requires a traffic study. In addition, a traffic analysis by Linscott, Law & Greenspan concluded that additional review of traffic impacts is not warranted. Therefore, significant impacts to the local circulation system are not anticipated. |
| Natural Features | | | | | | | |
| Water Resources | X | | | | | | The channelized Los Angeles River is located less than a mile east of the complex; however, the project is not expected to affect the river. |
| Surface Water | X | | | | | | The project site does not contain any surface water (a). |
| Watercourses | X | | | | | | The channelized Los Angeles River is less than a mile from the site (a). However, no impact to this water course is anticipated |

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|--|-----------------------|------------------------|---|---|------------------|-------------------------------|---|
| Unique Natural Features and Agricultural Lands | X | | | | | | The project site is in a highly urbanized area that lacks natural habitat or agricultural land. No unique natural features or agricultural lands are located on the project site (a). |
| Vegetation and Wildlife | | | | | X | | Existing vegetation consists of various introduced grasses, weeds, and several mature trees. No wildlife was observed onsite (a). The mature trees should be retained if possible or replaced at a minimum 1:1 ratio. |
| Long-Term Effects | | | | | | | |
| Growth-Inducing Impacts | X | | | | | | <p>The proposed project would involve the development of 118 affordable senior housing units. Assuming two persons per unit, this would add 236 residents to the site; however, the project is intended to fill the housing needs of current area residents. Consequently, it is not expected to induce regional population growth.</p> <p>The new residents in the area may generate additional demand for commercial services in the area. However, such demand is expected to be met by existing area businesses. The increased customer base for existing businesses may be considered an economic benefit.</p> |
| Cumulative Effects | X | | | | | | The project is intended to address the affordable housing needs of existing residents of the Los Angeles region. As such, it is not expected to generate regional population growth or significantly contribute to cumulative environmental effects. By providing appropriately scaled infill development in close proximity to existing services needed by senior residents, the project would be expected to avoid contributing to cumulative increases in regional traffic congestion and vehicle miles traveled. |

HUD - NEPA - Environmental Assessment (Statutory Checklist)

Project Name and Identification Number: Compton Seniors Construction Project

| Area of Statutory/ Regulatory Compliance | Not Applicable To this Project | Consultation Required and Completed | Permits Required and Obtained | Project Consistent with Applicable Policies | Conditions and/or Mitigation Actions Required | Note Compliance Documentation |
|--|---|--|-------------------------------------|--|---|--|
| 1 Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG) | X | | | | | See the Historic Assessment attached as an appendix to this document. The project would not affect any historic resources. |
| 2 Floodplain Management 42 FR 26951 | X | | | | | Per the Los Angeles County Public Works Department, local flooding has almost been eliminated in this area due to flood control channel and stormdrain improvements. Therefore, the project is not subject to substantial flooding (k,l). |
| 3 Wetlands Protection 42 FR 26951 | X | | | | | No wetlands are present on the project site or in the project area (a). |
| 4. Coastal Zone Plan 16 U.S.C. 1451 | X | | | | | The project site is not located within a coastal zone (a). |
| 5 Sole Source Aquifers 42 U.S.C. 201, 300(f) and 21 U.S.C. 349 | X | | | | | The affordable senior housing complex would have no impact on primary drinking water sources (a). |
| 6 Endangered Species 16 U.S.C. 1531 | X | | | | | There are no endangered species on the project site or within the project area (a). |
| 7 Wild and Scenic Rivers 16 U.S.C. 1271 | X | | | | | No wild or scenic rivers are located in the project area (a). |
| 8. Air Quality Protection 42 U.S.C. 7401 | | | | X | | The affordable housing complex of 118 apartment units is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM ₁₀). Project occupants will be exposed to potentially unhealthful ambient air because this regional condition can not be feasibly mitigated. With respect to the proposed project's potential contribution to the ambient air quality condition in the basin, the project would conform to all applicable federal, state, and regional air pollution control regulations, both short and long term. Project-related emissions would not exceed South Coast Air Quality Management District thresholds (e). Impacts would therefore be less than significant. |
| 9. Farmland Protection 7 U.S.C. 4201 | X | | | | | No agricultural uses are located on-site, nor is there any agriculturally zoned land in the area (a). |

HUD - NEPA - Environmental Assessment (Statutory Checklist)

Project Name and Identification Number: Compton Seniors Construction Project

| Area of Statutory/ Regulatory Compliance | Not Applicable To this Project | Consultation Required and Completed | Permits Required and Obtained | Project Consistent with Applicable Policies | Conditions and/or Mitigation Actions Required | Note Compliance Documentation |
|---|---|--|-------------------------------------|--|---|--|
| 10. Environmental Justice Executive Order 12898 | X | | | | | The affordable senior housing complex would not concentrate low income housing at a site exposed to hazardous environmental conditions (a). |
| 11. HUD Environmental Standards, 24 CFR 51 as amended | | | | | | |
| a. Noise Abatement 24 CFR 51B | | | | | X | The affordable housing complex would not generate substantial noise, but would be exposed to noise levels exceeding HUD's 65 dBA Ldn residential standard due to traffic on the nearby Long Beach Freeway and Alondra Boulevard. Noise attenuation features would need to be incorporated into project design. |
| b. Landfill Hazards CPD Letter 79-33 | X | | | | | The project site is not subject to landfill hazards. No active or closed landfills are located within a 1-mile radius of the site (a). |
| c. Upset Hazards 24 CFR 51B | X | | | | | The project is not subject to known upset hazards (a). |
| d. Flammable Oper. 24 CFR 51C | X | | | | | There is no evidence that the site is located near, or contains any known flammable hazards (a). |
| e. Toxic/Radioactivity HUD Notice 79-33 | | | | | | There is no evidence that the site is located near a source of toxic or radioactive hazards (a). |
| f. Airport Clear Zones 24 CFR 51D | | | | | | The site is not located within an Airport Clear Zone (a). |

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Summary of Findings and Conclusions:

The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24 acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. The proposed project exceeds the allowable density for the site and would require General Plan amendments, zone changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton.

The project site is flat and there is no evidence of erosion. The site is considered to be suitable for the proposed development. However, the site is potentially subject to liquefaction and is defined as an area where historic occurrence of liquefaction or local geological, geotechnical or groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required. Standard engineering and construction measures required in the Uniform Building Code would reduce the seismic risk to acceptable levels.

No surface water exists on-site and the only water resource in the area is the Los Angeles River, which would not be affected by the complex.

Existing on-site vegetation consists of various introduced grasses, weeds, and several mature trees. No wildlife was observed on site. The proposed project site generally does not appear to be a source of environmental contamination. However, as identified in the Phase I and Phase II ESA, an environmental health hazard of an overflow of raw sewage from a sewage manhole was identified at the project site. Actions to remediate this issue would include soil disinfection in the specific area onsite prior to site development.

The project site would not significantly affect public facilities or service. Nevertheless, security measures should be incorporated. The 118 units would increase the available stock of affordable housing for the elderly and short-term employment opportunities would be created during construction. Furthermore, the project would create an increased customer base for existing commercial facilities in the area.

The project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into the project design.

The project would not generate significant traffic or air quality impacts. However, because the project site is exposed to traffic-related noise that exceeds HUD's 65 dBA Ldn standard, noise attenuation features should be incorporated into project design.

Summary of Environmental Conditions:

The project site is currently vacant and is in a highly urbanized area. No unique natural features are present on-site.

Project Modifications and Alternatives Considered:

Because no unavoidably significant impacts are associated with the construction and operation of the proposed project, evaluation of alternatives is not necessary. Therefore, this document does not consider any project alternatives or modifications.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Mitigation Measures Required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;
- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit - "DP" to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map - required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit - required for any project with greater than four stories;
 - Variance - required for multi-family residential buildings greater than three stories.
2. **Hazards.** The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:
 - Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite ("bleach") and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any existing wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
 3. **Noise.** Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:
 - All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following:
-

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

- Smaller sound walls to protect outdoor use areas;
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. ~~If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no~~ further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
 - All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.
9. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

References:

- a. Dreher, John, Planner, Rincon Consultants, Inc., site visit, September 20, 2004. (SITE VISIT)
- b. Applied Earth Sciences, Geotechnical Investigation, July 3, 2000. (PRINTED)
- c. Applied Biogenics, Inc., Phase I Environmental Site Assessment, September 17, 2003. (PRINTED)
- d. Applied Biogenics, Inc., Limited Subsurface Investigation, Property at Alondra Blvd. and Frailey Avenue, Compton, CA, April 7, 2004. (PRINTED)
- e. South Coast Air Quality Management District, CEQA Air Quality Handbook, 1995. (PRINTED)
- f. Conejo Archaeological Consultants, Archaeological Investigation for LINC Housing - Seasons at Compton Project, September 20, 2004. (PRINTED)
- g. Los Angeles County Compton Sheriff's station, phone conversation, September, 2004. (CONTACT)
- h. Los Angeles County Fire Department, phone conversation, September, 2004. (CONTACT)
- i. Downey Fire Department, phone conversation, September, 2004. (CONTACT)
- j. Linscott, Law, and Greenspan Engineers, Traffic Review of LINC Housing - Seasons at Compton Project, September 7, 2004.
- k. Los Angeles County Public Works Department, phone conversation, September 2004. (CONTACT)
- l. Compton, City of, Environmental Assessment and Initial Study and Mitigated Finding of No Significant Impact and Mitigated Negative Declaration, August 2002. (PRINTED)
- m. South Coast Air Quality Management District, Final 2003 AQMP, adopted August 1, 2003. (PRINTED)
- n. County Sanitation Districts of Los Angeles County, letter to City of Compton, September 23, 2002. (PRINTED)

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

1. Is the project in compliance with applicable laws and regulations? ☒ yes ☐ no
2. Is an EIS required? ☐ yes ☒ no
3. A Finding of No Significant Impact (FONSI) can be made.
The project will not significantly affect the quality of the human environment. ☒ yes ☐ no

Basic Reasons Supporting Decision:

The project site is in a highly urbanized area that lacks significant constraints to development. The proposed project would involve appropriately-scaled infill development on a vacant site. It would generally improve the appearance of the site and would not create any significant impacts that cannot be avoided through implementation of mitigation measures.

The following mitigation measures are required:

-
1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;
- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit - "DP" to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map - required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit - required for any project with greater than four stories;
 - Variance - required for multi-family residential buildings greater than three stories.
2. **Hazards.** The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

- Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite ("bleach") and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any exiting wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
3. **Noise.** Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:
- All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

-
- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following;
 - Smaller sound walls to protect outdoor use areas;
 - Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls facing the interior of the subject site shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:

- All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
- All of the units shall be fitted with water conserving fixtures.

6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.

7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.

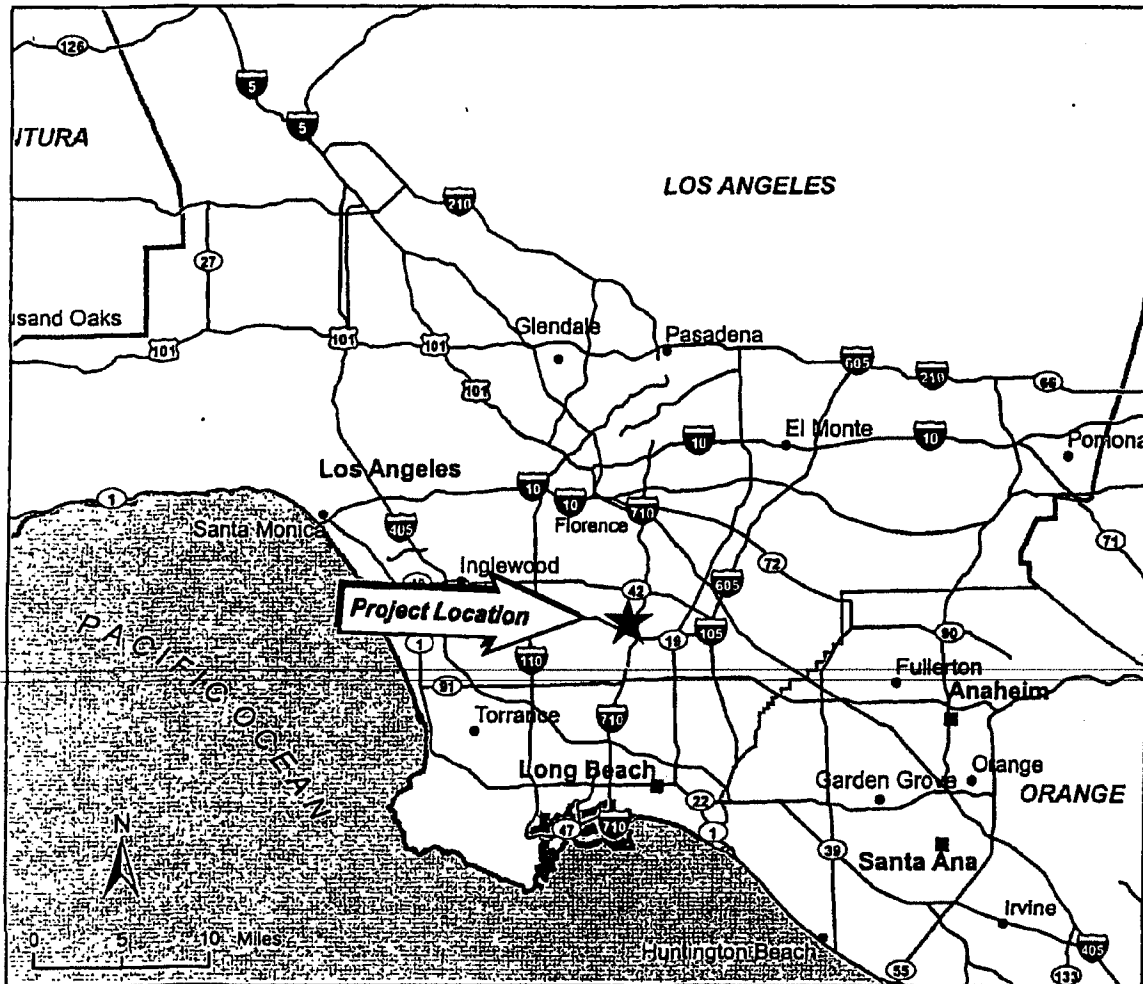
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.

9. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.

With the required mitigation measures, the proposed project is not expected to contribute to significant impacts to the environment and a Finding of No Significant Impact can be made.

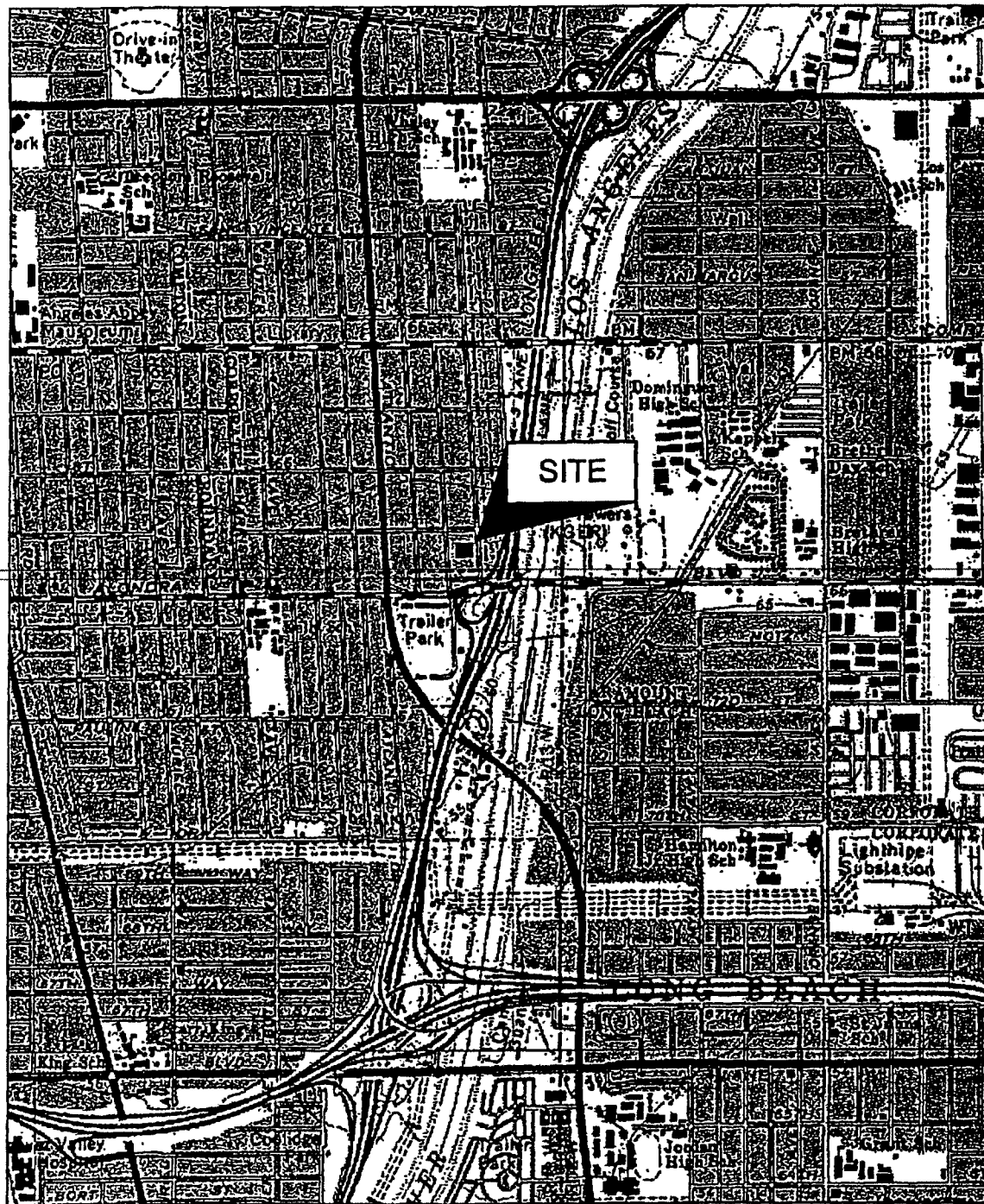
| | | | |
|---------------|---------------------|--------|------------------------------|
| Prepared by: | <u>Joseph Power</u> | Title: | <u>Planning Manager</u> |
| Date: | <u>9/22/04</u> | | |
| Concurred in: | <u>Donald Dean</u> | Title: | <u>Environmental Officer</u> |
| Date: | <u>9/27/04</u> | | |

Compton Seniors Construction Project
Environmental Assessment

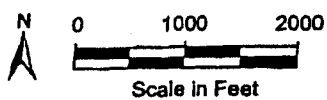


Regional Location Map

Figure 1
LACDC



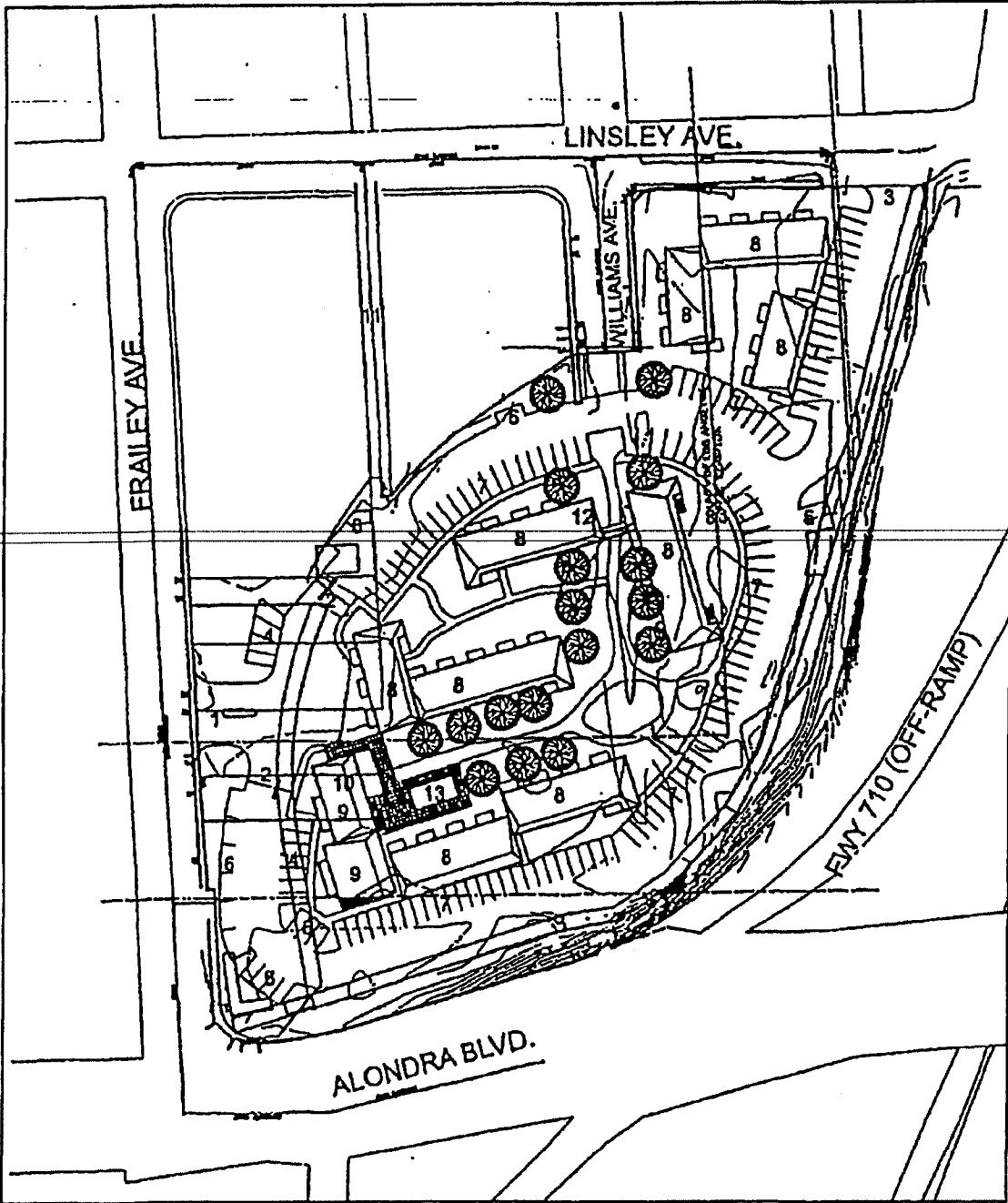
Source: National Geographic TOPOI, Southgate, CA, 1978



Project Location

Figure 2
LACDC

DRAFT



Source: Moas & Associates, Inc.

Site Plan

Figure 3
LACDC



Photo 1 - Northeast-facing view of the proposed project site from Fralley Avenue, September 20, 2004.



Photo 2 - South-facing view of the proposed project site from Williams Avenue, September 20, 2004.



Photo 3 - Southwest-facing view across the proposed project site, September 20, 2004.



Photo 4 - North-facing view across the proposed project site, September 20, 2004.

Views of the Project Site

Figure 4

LACDC



**CONEJO
ARCHAEOLOGICAL
CONSULTANTS**

2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309
email mmaku@adelphia.net

September 20, 2004

Mr. Joe Power
Rincon Consultants, Inc.
790 E. Santa Clara St.
Ventura, CA 93001

Subject: LINC Housing – Seasons at Compton Project

Dear Mr. Power:

Archaeological investigations consisting of a project description review, record search and site visit have been completed for the above project. The proposed project involves the development of 118 low income senior housing units on a vacant, 4.22 -acre site located at the northeast corner of Alondra Boulevard and Frailey Avenue in Compton, Los Angeles County (Exhibits 1, 2 & 3). The proposed development also includes an outdoor pool recreation area and a 2,500 square foot meeting room. On-site parking would include 118 covered spaces and 15 uncovered spaces. Based on the South Central Coastal Information Center record search findings in combination with Fugro West's 1992 archaeological survey results and Conejo Archaeological Consultants (Conejo) field visit, as presented below, the proposed project is expected to have no effect on archaeological resources and no further archaeological investigation is warranted at this time.

Project Location and Description

The project APE is located in Township 3S, Range 13W, subdivision 24R of the USGS 7.5' South Gate Quadrangle. The irregular shaped project APE is bounded by residential development and Linsley Street to the north, the 710 Freeway to the east, Alondra Boulevard and a freeway ramp to the south, and Frailey Avenue to the west. The project's area of potential effect (APE) is relatively flat and sits at an elevation of approximately 20 meters (66 ft.) above mean sea level. The project APE was previously developed for residential use but is now vacant.

Record Search

A record search was conducted at the South Central Coastal Information Center housed at CSU Fullerton on September 9, 2004. The record search identified no prehistoric sites or historic sites within a 0.5-mile radius of the project's APE. Seven archaeological

Conejo Archaeological Consultants
CDC – LINC Housing – Seasons at Compton Project
Compton, Los Angeles County

surveys have been conducted within a 0.5-mile radius of the project APE including Fugro West's 1994 survey of the project APE. Fugro West's survey methodology consisted of two archaeologists walking parallel transects spaced at five meter (16 ft.) intervals across the APE. Fugro West identified no prehistoric or historic archaeological resources within the APE (Maki 1994).

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks, and California Points of Historical Interest include no properties within or adjacent to the project APE (National Park Service 2004; Office of Historic Preservation 2004a & 1992). The California State Historic Resources Inventory lists no significant historical properties within or adjacent to the project APE (Office of Historic Preservation 2004b).

Applied Biogenics, Inc. completed a Phase I Environmental Site Assessment of the project site in 2003, which included a review of aerial photographs with the following results. In 1937 the project APE was undeveloped. In 1954 some possible commercial use is present within the project APE along Alondra Boulevard. In 1963, there is some residential development within the project APE and the Los Angeles River has been channeled. In 1974, residential development covers the subject property. In 1986, the project APE has been cleared back to its pre-1963 state.

No Sanborn Fire Insurance Maps were found for the subject property (Applied Biogenics, Inc. 2003).

Site Visit

A project site visit was conducted on September 9, 2004. The project APE is undeveloped and looks similar as to how it did during the 1994 Fugro West survey, except there are now some large bare areas on the subject property. As the project APE was previously surveyed, Conejo limited its current field inspection to inspecting the areas where ground surface visibility had improved since the Fugro West survey. Transects spaced at three meters (10 ft.) intervals were used to survey the areas cleared of vegetation. No indication of prehistoric or historic resources was noted. An abundance of modern trash is scattered through the project APE. The ground surface throughout the APE has been disturbed by past construction and demolition activity. Various non-native annual grasses, weeds and a few walnut trees are present on the property.

Recommendations

The proposed LINC Housing – Seasons at Compton Project is expected to have no effect on prehistoric or historic archaeological resources for the following reasons.

- No archaeological sites are recorded within a 0.5-mile radius of the project site.
- Applied Biogenics, Inc.'s (2003) historic land use review did not identify any potentially significant past historic use of the property.
- The ground surface throughout the project site has been disturbed by grading and trenching associated with the construction and demolition of the former residential structures, thereby reducing the likelihood of intact significant archaeological resources occurring within the project APE.
- No evidence of prehistoric or historic archaeological resources was noted within the project APE by Fugro's West's 1994 survey or Conejo's 2004 field visit.

Therefore, no further archaeological investigation is warranted at this time as long as the following recommendations are incorporated as conditions of project approval.

1. In the event that archaeological resources are exposed during project construction, all earth disturbing work within 100 meters (333 ft.) of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.

Please call me at (805) 494-4309 if you have any questions. Thank you for using Conejo Archaeological Consultants for your cultural resource management needs.

Sincerely,



Mary K. Maki, M.A., RPA
Archaeologist

Sources Cited

Applied Biogenics, Inc.

- 2003 LINC Housing, Seasons at Compton, Phase 1 Analysis, Report of Findings. On file with the Los Angeles County Community Development Commission.

Maki, Mary

- 1994 A Phase 1 Cultural Resources Survey of 4.24 Acres at the Northeast Corner of Alondra Boulevard and Frailey Avenue, Los Angeles, California. On file at the South Central Coastal Information Center.

National Park Service

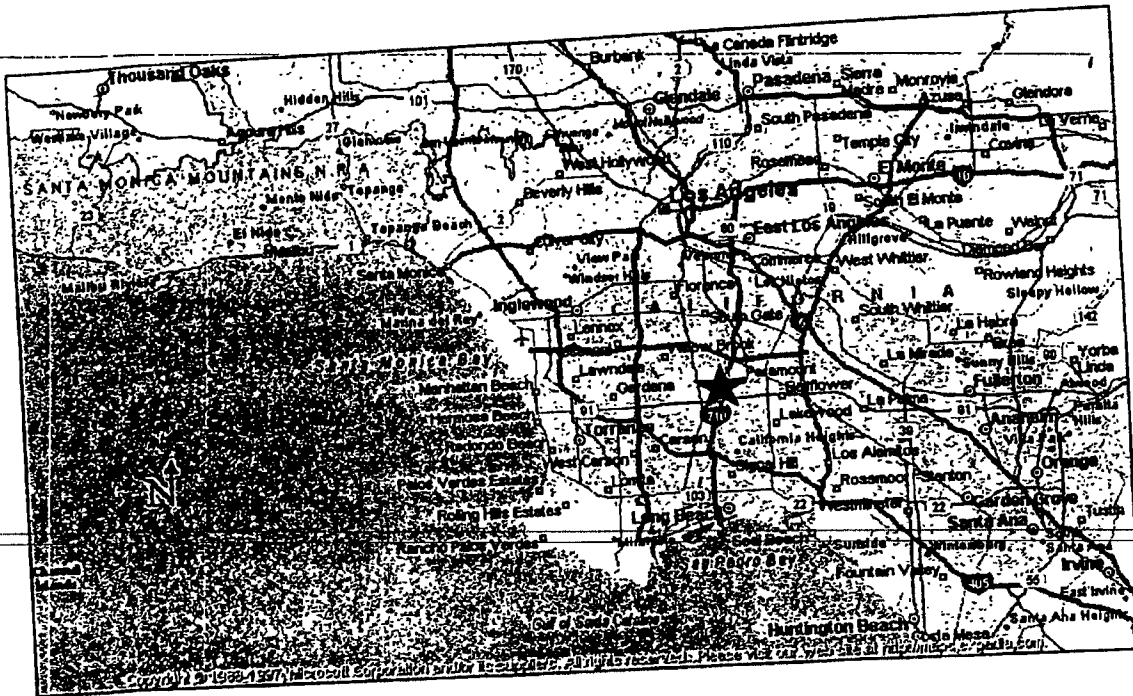
- 2004 National Register of Historic Places.
<http://www.cr.nps.gov/nr/research/nris.htm>. Department of the Interior.

Office of Historic Preservation

- 2004a California Historical Landmarks.
http://ceres.ca.gov/geo_area/counties/LosAngeles/landmarks.html.
Department of Parks and Recreation, Sacramento, California.

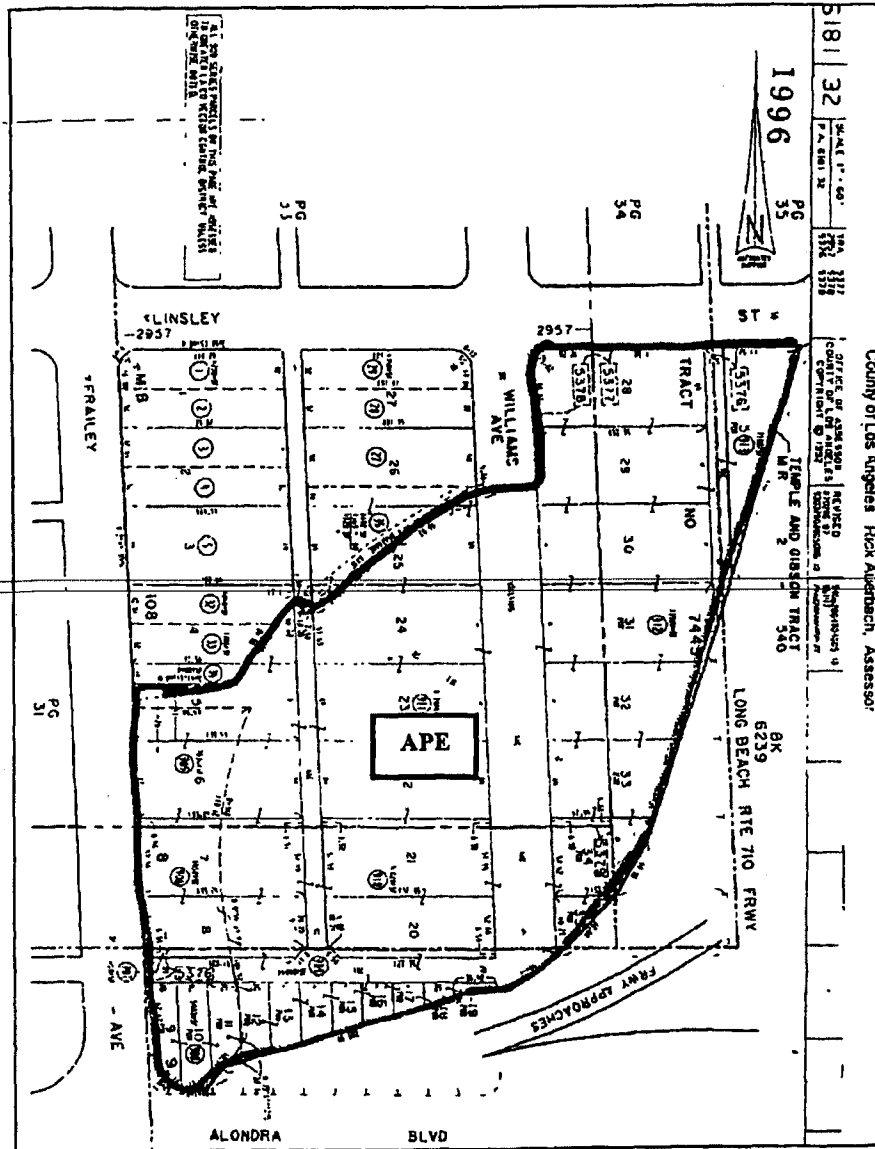
- 2004b Directory of Properties in the Property Data File for Los Angeles County. Department of Parks and Recreation, Sacramento, California, 4-19-04.

- 1992 *California Points of Historical Interest*. Department of Parks and Recreation, Sacramento, California.



PROJECT VICINITY MAP
LINC Housing – Seasons at Compton Project
Compton, Los Angeles County

Exhibit 1



Source: Los Angeles County Assessor -
<http://assessormap.lacountyassessor.com/mapping/viewer.asp>

PROJECT AREA OF POTENTIAL EFFECT
LINC Housing – Seasons at Compton Project
Willowbrook, Los Angeles County

Exhibit 2



Source: USGS 7.5'South Gate, Quadrangle, 1964, photorevised 1981

PROJECT SITE LINC Housing – Seasons at Compton Project Compton, Los Angeles County

Exhibit 3

Section 106 Review

Date: April 11, 2001

Name: South Williams Senior Complex

Location: 15700 block of South Williams Avenue, Los Angeles

Project No.: HMD001

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to acquire multiple adjacent, vacant parcels totaling approximately 4.22 acres located at the northwest corner of Alondra Boulevard and the Long Beach Freeway, south of Linsley Street and east of Frailey Avenue in unincorporated Los Angeles County and the City of Compton. Future development will consist of the construction of multiple structures containing 118 senior units. The project will also include a covered parking area for 88 vehicles, open parking for 50 vehicles, and a 2,500 square foot Community Room. In addition, the project will include site preparation, construction of curbs, gutters, sidewalks, sewer main, utility, water, hydrants and connections and landscaped areas. (APN 6181-032-905, 911, 912).

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the multiple project site lots, the adjacent lots and the property across the street.

3. Description of Location of Undertaking

The project site is vacant and contains multiple adjacent lots. It is located on both the east and west sides of the dead-end section of South Williams Avenue in the 15700 block. It is bounded on the east by the 710 Freeway, on the south by Alondra Boulevard, on the west by vacant land adjacent to Frailey Avenue, and on the north by Linsley Street. (Figure 1)

Only two residences remain on South Williams Avenue where the project site is located. The adjacent residence at 15705 S. Williams Avenue was built in the 1910s or 1920s. Across Linsley Avenue on Williams Avenue are single family residences built in the 1950s. On Frailey Avenue adjacent and across from the project site are residences built between the 1920s and 1930s.

4. Historic Resources/National Register Determination

Williams Avenue is located on the outskirts of the City of Compton, founded in 1869 by Griffith D. Compton, founder of a Methodist temperance college there. The area became a farming center and developed rapidly in the post World War II era as a residential and manufacturing community. The only potential historic resource within the APE is the residence at 15705 South Williams Avenue. It is a California bungalow style house built in the 1910s or 1920s. At one time this residence was surrounded by other houses that have since been demolished probably because of freeway construction.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Resources may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a

property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance." The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The Williams Avenue site and adjacent residences have lost their integrity of location and setting with the demolition of the buildings that once existed on the site. Although the remaining California Bungalow residence, adjacent to the site, has retained its architectural integrity, it is not a distinctive example the style to qualify it individually for listing the National Register of Historic Places. The Frailey Avenue properties within the APE have lost their architectural integrity and are no longer eligible for listing on the National Register. No properties within the APE are presently listed or determined eligible for listing on the National Register.

There are no buildings within the APE that appear to be associated with events that have made a significant contribution to the history of Compton and vicinity. There appear to be no significant individuals associated with property in the APE. Criteria D relates to archeological resources.

5. Information from Local Organizations

Because of the lack of significant historic resources within the APE, no local organizations were contacted.

6. Selected Sources

California Historical Landmarks, 1990

Federal Register Listings through December, 2000

Gebhard and Winter, *Guide to Architecture in Los Angeles*, 1985.

Hart, James D. *A Companion to California*. New York: Oxford University Press, 1978.

Federal Register Listings through January, 1993

Gebhard, David and Winter, Robert, *Guide to Architecture in Los Angeles*, 1985.

APPENDIX A

Mitigation Monitoring Plan Compton Seniors Construction Project

This section reflects the mitigation monitoring and reporting program requirements of
Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

"...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

| Mitigation Measure | Responsible Party | Monitoring Agency | Monitoring Timing |
|---|-------------------|----------------------------------|--------------------------|
| <p>1. Land Use. The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:</p> <p><u>County of Los Angeles:</u></p> <ul style="list-style-type: none">• General Plan Amendment from Low-Density Residential to either Medium or High-Density Residential;• Zone change from Low-Density Residential to either Medium or High-Density Residential;• Conditional Use Permit – "DP" to enable the Planning Commission | Developer | Community Development Commission | Design, Pre-Construction |

| | | | |
|---|------------|----------------------------------|--------------|
| <p>to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impact through conditions of approval; and</p> <ul style="list-style-type: none"> Lease-only Parcel Map-required to entitle multiple buildings. <p><u>City of Compton:</u></p> <ul style="list-style-type: none"> General Plan Amendment, which will consider the entire property but will amend only the City portion; Conditional Use Permit-required for any project with greater than four stories; Variance-required for multi-family residential buildings greater than three stories. | | | |
| <p>2. Hazards. The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:</p> <ul style="list-style-type: none"> Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite ("bleach") and approval should be obtained from the California Department of Pesticide Regulation or the County Agricultural Commission if | Contractor | Community Development Commission | Construction |

| | | | |
|---|-----------|----------------------------------|--------|
| <p>required; If any further soil staining occurs or any existing wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standards and procedures.</p> | | | |
| <p>3. Noise. Because roadway noise from the Long Beach Freeway and Alondra Blvd. would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:</p> <ul style="list-style-type: none"> • All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed. <p>In addition, one or both of the following shall be implemented:</p> <ul style="list-style-type: none"> • A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following: • Smaller sound walls to protect outdoor use areas; • Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row | Architect | Community Development Commission | Design |
| | | | |

| | | | |
|---|------------|----------------------------------|--------------|
| <p>structures along the Long Beach Freeway frontage); and</p> <p>The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.</p> <p>To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.</p> | | | |
| <p>4. Historic, Cultural, and Archaeological Resources: No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will have 24 hours to notify</p> | Contractor | Community Development Commission | Construction |

| | | | |
|---|---|--|--|
| the Native American Heritage Commission | | | |
| 5. Solid Waste Recycling: Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials. | Architect | Community Development Commission | Design |
| 6. Water Supply: a. To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. b. Structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets. | Landscape Architect Architect/Contractor | Community Development Commission Community Development Commission | Design/Operation Construction |
| 7. Safety. All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting. | Architect/Contractor | Community Development Commission | Design/Operation |
| 8. Vegetation. If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size. | Architect/Contractor | Community Development Commission | Design/Operation |
| 9. Additional Modifications: Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County. | Contractor/Operator | Community Development Commission | Design, Pre-Construction, Construction and Operation |